

Sample SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

PURPOSE: SACOG developed this sample Sustainable Communities Environmental Assessment (SCEA) to help local governments and project proponents utilize the CEQA streamlining benefits of SB 375 to develop Transit Priority Projects consistent with the MTP/SCS. This sample SCEA was developed with funding in part from the HUD Sustainable Communities Grant Program and the California Strategic Growth Council Grant Program. This sample SCEA tiers off of the Environmental Impact Report for the MTP/SCS for 2035 (SCH # 2011012081) certified April 19, 2012. This sample was based on analysis of an actual project that is not yet approved. As such, certain portions of the document have been redacted. This document may be modified over time.

DISCLAIMER: This sample SCEA is provided for informational purposes only and should not be construed as legal advice or as policy of the Sacramento Area Council of Governments. The sample is designed to illustrate the potential format and content of a SCEA. If you want advice on a particular project or guidance as to the application and interpretation of any of the laws or regulations relating to the California Environmental Quality Act and/or Senate Bill 375, you should consult an attorney. The Sacramento Area Council of Governments makes no warranties as to the suitability of this sample SCEA for any particular purpose.

SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA)

This Sustainable Communities Environmental Assessment (SCEA) has been prepared pursuant to Section 21155.2 of the Public Resources Code.

PROJECT TITLE: [REDACTED]

PROJECT DESCRIPTION: 120 multifamily units (120,000 sf) and 5,000 sf of small neighborhood retail on 1.65 acres

PROJECT LOCATION: [REDACTED] totaling approximately 1.65 acres [REDACTED], in the City of West Sacramento in Yolo County, California

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of West Sacramento

CONTACT PERSON/INFORMATION: Jim Bermudez, Senior Planner, (916) 617-4645, jimb@cityofwestsacramento.org.

NAME OF AGENCY CARRYING OUT PROJECT: City of West Sacramento

REQUIRED FINDINGS: The City of West Sacramento has determined that: a) all potentially significant or significant effects required to be identified in the initial study have been identified and analyzed; and b) with respect to each significant effect on the environment either of the following apply: i) changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance; or ii) those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

The attached Environmental Checklist/Initial Study has been prepared by the City of West Sacramento in support of this SCEA. Further information including the Project file and supporting reports and studies may be reviewed at the Community Development Department, 1110 West Capitol Avenue, 2nd Floor, West Sacramento, CA 95691.

MITIGATION MEASURES: Pursuant to Section 21155.2 of the PRC, this SCEA Initial Study: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the MTP/SCS EIR, and adopted in findings made pursuant to Section 21081; and 2) contains measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project required to be identified in this initial study.

Jim Bermudez, Senior Planner

June ___, 2012

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**SUSTAINABLE COMMUNITIES ENVIRONMENTAL
ASSESSMENT (SCEA) INITIAL STUDY**
(City of West Sacramento, 7-2-12)

Project Title: [REDACTED]

Lead Agency: City of West Sacramento
Community Development/Planning
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691

Lead Agency Contact: Jim Bermudez, Senior Planner
(916) 617-4645
jim@cityofwestsacramento.org

Project Location: [REDACTED] totaling
approximately 1.65 acres (71,946 square feet) [REDACTED]
[REDACTED] in the City of West
Sacramento in Yolo County, California [REDACTED].

Project Applicant: City of West Sacramento
Community Development/Planning
1110 West Capitol Avenue, 2nd Floor
West Sacramento, CA 95691

Property Owner: City of West Sacramento

Land Use Designations: GENERAL PLAN -- The General Plan land use designation for the [REDACTED] (Project) site is Riverfront Mixed Use (RMU). The RMU designation is defined as follows:

Mixed Use & Riverfront Mixed Use – This designation provide [sic] for marinas, restaurants, retail, amusement, hotel and motel uses, mid-rise and high-rise offices, multi-family residential units which are oriented principally to the river, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to an adopted master development plan (e.g., specific plan). Residential densities shall be at least 25.1 units per acre. Proposed new residential development at densities less than 25.0 unit [sic] per acre shall be subject to discretionary review and approval. The FAR for offices shall not exceed 10.00; and the FAR for other uses shall not exceed 3.00. The RMU designation is assumed to have an average of 2.25 persons per dwelling units [sic]. It is applied only to relatively large, vacant or underutilized areas adjacent to the Sacramento River and the barge canal. (General Plan Policy Document, page I-4)

ZONING - The zoning for the Project site is Waterfront, [REDACTED]

[REDACTED] the WF Zone is described as follows:

*Section 17.22.052 Waterfront (WF) Zone. General Plan Reference – RMU Riverfront Mixed Use. This designation provides for marinas, restaurants, retail, amusement, hotel and motel uses, mid-rise and high-rise offices, multi-family residential units which are oriented principally to the river, public and quasi-public uses, and similar and compatible uses. All development under this designation shall be approved pursuant to an adopted master development plan (e.g., specific plan). **Unless specified otherwise in an adopted specific plan, the following shall apply:***

- (1) Residential densities shall be at least 25.1 units per acre.*
- (2) Projects with residential densities below 25 units per acre shall be subject to discretionary review and approval.*
- (3) The FAR for offices shall not exceed 10.00; and the FAR for other uses shall not exceed 3.00.*
- (4) The RMU designation is assumed to have an average of 2.25 persons per dwelling unit.*
- (5) It is applied only to relatively large, vacant or under utilized areas adjacent to the Sacramento River and the Barge Canal.*

The purpose of the Waterfront (WF) Zone is to allow for high intensity mixed uses which capitalize on the City's river frontage. Much of this area will be redeveloped from prior industrial development. After completion of a master development plan, many properties will be rezoned to other specific use zones such as R-4 or C-W. Mixed use projects may remain in this zone.

The Project site falls within the WSP area. The WSP designates the portion of the

Project site [REDACTED] as Riverfront Mixed Use (RMU) [REDACTED] a

[REDACTED]
[REDACTED]:

Riverfront Mixed Use (RMU) -- Along the river and West Capitol Avenue, 53.5 acres are zoned Waterfront (WF) with a General Plan designation of Riverfront Mixed Use (RMU). In this area, mid-rise and high-rise offices, multi-family residential units, hotels and motels, retail, restaurants, amusement [sic] and marinas are permitted uses. The intent of this designation is to create a mixed use zone with an array of intensive uses that is oriented toward the river or toward West Capitol Avenue, a major City thoroughfare and entryway to the City.

Building heights are not to exceed 250 feet and office floor area ratios (FAR) shall not exceed 3:1. The FAR for other commercial uses is not to exceed 3:1 and the FAR for residential is not to exceed 1:1. Average residential densities shall be in the range of 25.1 to 50.0 units per gross acre. This creates an opportunity for the provision of many residences near a large number of

workplaces and near present and future public transit right-of-way. Household size is assumed to be an average of 2.25 persons per dwelling unit. (WSP, page IV-3)

[REDACTED]

[REDACTED]

Surrounding Land Uses and Setting:

[REDACTED]

Description of Project: The Project is a proposed mixed use project [REDACTED] measuring approximately 100 feet in depth and approximately 680 feet in length. The site totals approximately 1.65 acres.

One mixed-use four-story building is proposed with a total of approximately 130,000 square feet (sf) including 10,000 sf of [REDACTED] and approximately 120 residential units containing 1, 2 and 3 bedroom configurations off a double loaded corridor. The total square footage for each floor would be approximately 40,000 sf, bringing the residential area close to a total of 120,000 sf.

The proposed floor area ratio (FAR) for the Project is approximately 1.8 (130,000 sf structure ÷ 71,946 sf lot). The proposed residential density is 73 dwelling units per acre (du/ac) (120 dus ÷ 1.65 ac).

Fourteen ground floor dwelling units are [REDACTED] which fronts the Project, on the south. Each of these units is proposed to have a raised stoop that will provide both visual and

sound buffering and, together with landscaped areas, will also give a more human scale to the south building façade. The stoops will provide the south facade with a higher degree of articulation. A two-story main entry lobby, which will also serve as a pedestrian gateway, [REDACTED]

[REDACTED] with a bridge that “floats” above a proposed parking area below. At the third and second floors, usable open areas are proposed above the street stoops. The fourth floor will include interior patios.

The retail spaces will include outdoor gathering or eating areas to support the uses of the retail space. [REDACTED]

[REDACTED] Access to the garage is proposed through a drive aisle [REDACTED] Approximately 125 parking spaces are proposed.

[REDACTED]

In order to maximize the development potential of this narrow site, [REDACTED] an existing row of 13 mature London plane trees are proposed for removal as a part of the Project. [REDACTED]

As a part of the Project, new landscaping and irrigation will be installed to tie in with the new streetscape [REDACTED].

An existing six inch (6”) PG&E transmission gas line and two inch (2”) distribution traverse the site below ground within a 35-foot easement. The Project may be designed to allow the gas pipeline to remain in place, or may require relocation of the pipeline to another right-of-way, [REDACTED].

Implementation of the Project requires formal abandonment of the right-of-way (formerly [REDACTED])

The following entitlements may be required for implementation of this Project:

- Washington Specific Plan Minor Deviation to allow the Project to exceed the residential FAR maximum of 1:1 and the residential maximum density of 50.0 du/ac
- Design review approval
- Vacation [REDACTED] right-of-way

- Parcel map
- SB 375 Consistency Determination
- Adoption of CEQA Sustainable Communities Environmental Assessment (SCEA) and incorporation into the Project of applicable feasible mitigation measures (including performance standards and criteria) from prior EIRs.

Background: In 2011, the City of West Sacramento completed the Tower Bridge Gateway improvement project which reconfigured the eastern end of Tower Bridge Gateway from a former state freeway (State Route 275) to a City boulevard that serves the Bridge District and Washington neighborhoods, as well as through traffic.

[REDACTED]

[REDACTED]

Previous Relevant Environmental Analysis: Development on the site is covered generally by the City's General Plan EIR (SCH # [REDACTED]) which was certified May 3, 1990. However there are subsequent EIRs that contain more recent analysis and specifically address the Project site. These subsequent EIRs are discussed below and relied upon herein.

The Project site falls within the boundaries of the Washington Specific Plan (WSP) adopted May 15, 1996, which was the subject of an EIR (SCH #95072087) certified May 15, 1996. The Project site is considered part of the land designated RMU in the WSP. For planning and environmental analysis purposes, the WSP and WSP EIR assumed 768 dwelling units, 2,368,800 square feet of office uses, 172,000 square feet of commercial uses, and 428 hotel rooms on a total of 49.1 acres designated RMU within the WSP plan area. This reflected a breakdown of 5 percent retail, 20 percent residential, and 75 percent office with 0.3 FAR. The WSP and WSP EIR assumed another 6 dwelling units, 5,000 square feet of office, and 15,100 square feet of commercial on 3.2 acres designated NC. Of this analyzed capacity, it is estimated that only approximately 25 percent has been developed.

[REDACTED]

[REDACTED]



Development within the immediate area was assumed as part of the SACOG MTP/SCS and analyzed as part of the cumulative conditions assumed in the MTP/SCS EIR (SCH # 2011012081) certified April 19, 2012.

SCEA Criteria: The following information demonstrates that the Project is a qualified transit priority project pursuant to the requirements of PRC Section 21155:

MTP/SCS CONSISTENCY – The Project must be consistent with the general land use designation, density, building intensity, and applicable policies specified for the Project area in the MTP/SCS, and the State Air Resources Board must agree that the MTP/SCS will achieve applicable GHG emissions reductions targets. (PRC Section 21155(a))

The MTP/SCS was adopted April 19, 2012 by Resolution No. 14-2012 of the SACOG Board of Directors. On June 12, 2012, the State Air Resources Board, by Executive Order No. G-12-044, accepted the determination by SACOG that implementation of the MTP/SCS would achieve the greenhouse gas emission reduction targets.

The MTP/SCS identifies the subject property as falling within the multifamily and commercial growth assigned to Centers and Corridor Communities and the Yolo County Transit Priority Area. The Project is consistent with this general land use designation.

SACOG has determined that the policies of the MTP/SCS are general in nature and integrated into the metrics, growth forecasts and land use modeling for which Project consistency is demonstrated above. There are no additional policies specifically applicable to this Project or Project area.

Project consistency with the MTP/SCS is addressed more specifically in the attached Determination of MTP/SCS Consistency (see Attachment 3).

LAND USE – The Project must contain at least 50 percent residential use, based on total building square footage. If the Project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75 is required. (PRC Section 21155(b)(1))

The Project is comprised of 10,000 sf of retail uses and 120,000 sf of multifamily residential uses. Residential use is 92 percent of the total (120,000 sf ÷ 130,000).

DENSITY – The Project must provide a minimum net density of at least 20 dwelling units per acre. (PRC Section 21155(b)(2))

The proposed residential density of the Project is 73 du/ac (120 dus ÷ 1.65 ac).

PROXIMITY TO TRANSIT– 1) The Project must be located within a Transit Priority Area studied within the MTP/SCS; and 2) No more than 25 percent of the Project area can be farther than one-half mile from the major transit stop or high-quality transit corridor and no more than 10 percent of the residential units or 100 units (whichever is less) can be farther than one-half mile from the stop or corridor. (PRC Section 21155(b)(3))

The Project site is within the West Sacramento Transit Priority Area studied within the MTP/SCS. [REDACTED]

All of the residential units (100 percent) are within one-half mile of the corridor (see Attachment 4, TPA Proximity).

MITIGATION MEASURES – The Project must incorporate all feasible mitigation measures, performance standards, or criteria set forth in Findings of Fact for prior applicable EIRs including the MTP/SCS EIR. (PRC Section 21155.2(a))

The following EIRs have been determined by the City to be applicable to the Project for the purposes of this analysis because they contain relevant site specific or Project specific analysis:

- Washington Specific Plan EIR (SCH #95072087) certified May 15, 1996 (referred to throughout this document as WSP EIR)
- [REDACTED]
- MTP/SCS EIR (SCH # 2011012081) certified April 19, 2012

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In each impact section of the Initial Study checklist below, applicable mitigation measures from the Findings of Fact for these EIRs are identified, and where feasible, identified for incorporation into the Project.

Public agencies whose approval may be required:

Central Valley Regional Water Quality Control Board – 1) General construction activity stormwater permit pursuant to National Pollutant Elimination System requirements; 2) Stormwater Pollution Prevention Plan – stormwater runoff control during construction.

Project Assumptions: The Initial Study assumes compliance with all applicable State, federal, and local codes and regulations.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below potentially would be significantly affected by this Project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance
- None Identified

DETERMINATION:

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect: 1)

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has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described in the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the Project could have a significant effect on the environment, because all potentially significant effects: (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.
- I find that the Project is a qualified “transit priority project” that satisfies the requirements of Sections 21155 and 21155.2 of the Public Resources Code (PRC), and/or a qualified “residential or mixed use residential project” that satisfies the requirements of Section 21159.28(d) of the PRC, and although the Project could have a potentially significant effect on the environment, there will not be a significant effect in this case, because this Sustainable Communities Environmental Assessment (SCEA) Initial Study identifies measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project.

Signature

Date

Jim Bermudez
Printed Name

City of West Sacramento
Lead Agency

EVALUATION OF ENVIRONMENTAL IMPACTS:

Introduction

Following is the environmental checklist form (also known as an “Initial Study”) presented in Appendix G of the State CEQA Guidelines. The checklist form is used to describe the impacts of the Project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the Project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared. An SCEA cannot be used in the case of a project for which this conclusion is reached in any impact category.



Less Than Significant With Mitigation Incorporated: This designation applies where applicable and feasible mitigation measures previously identified in prior applicable EIRs or in the MTP/SCS EIR have reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”, and pursuant to Section 21155.2 of the PRC, those measures are incorporated into the SCEA Initial Study.

This designation also applies where the incorporation of new project-specific mitigation measures not previously identified in prior applicable EIRs or in the MTP/SCS EIR has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”.

Less Than Significant Impact: Any impact that would not be considered significant under CEQA, relative to existing standards

No Impact: The project would not have any impact.

Instructions

1. A brief evaluation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, potentially significant unless mitigation is incorporated, or less than significant. “Potentially significant impact” is appropriate if there is substantial evidence that an effect may be significant even with mitigation incorporated. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. The “Less Than Significant With Mitigation Incorporated” designation applies where applicable and feasible mitigation measures previously identified in prior applicable EIRs or in the MTP/SCS EIR have reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”, and pursuant to Section 21155.2 of the PRC, those measures are incorporated into the SCEA Initial Study.

This designation also applies where the incorporation of new project-specific mitigation measures not previously identified in prior applicable EIRs or in the MTP/SCS EIR has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The lead agency must describe the mitigation measures,

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and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to tiering, a program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used – Identify and state where available for review.
 - b. Impacts Adequately Addressed – Identify which effects from the above checklist were within the scope of and adequately addressed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures – Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources in the form of a source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue area should identify: a) the significance criteria or threshold, if any, used to evaluate each question; and b) the mitigation measure identified, if any, to reduce the impact to less-than-significant.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Project area lies within an historically mixed use area of the City that has undergone significant redevelopment to residential and other urban uses over the last decade. The area was originally developed in 1849 as the Town of Washington.

The site has been within and surrounded by an area of urban use for over 150 years and is poised for redevelopment as a part of ongoing and planned improvements in the area.

Surrounding land uses are as follows:

- North
- East
- South
- West

the future planned will be complementary in design and function, and may ultimately be constructed by one developer as phases of one project.

- a. **Adverse Effects on Scenic Vistas:** WSP EIR -- The potential for impacts related to visual form were analyzed in the WSP EIR (Impacts 4.4-2 and 4.4-3) and found to be potentially significant. Mitigation measures (WSP EIR MM 4.4-2 and 4.4-3) were identified that directed that the WSP be modified to include design standards for height and massing applicable to all development in the WSP plan area, including the Project. Those modifications were made and adopted as part of the final WSP. The potential for impacts from the Project therefore, is mitigated to a less-than-significant level, based on a demonstration of consistency with the adopted final WSP and applicable regulations.

MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (Impact AES-4b) and found to be mitigated to a less-than-significant level for construction impacts assuming implementation of MTP/SCS EIR MM AES-8. MTP/SCS EIR MM AES-8 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR concluded that the potential for operational impacts (Impact AES-2) in this category would be significant and unavoidable with partial mitigation achieved through implementation of MTP/SCS EIR MM AES-4 and MTP/SCS EIR MM AES-5. While SACOG found the impact in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impact at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project. MTP/SCS EIR MM AES-4 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. MTP/SCS EIR MM AES-5 is not applicable to the Project because it does not contain or propose any river crossings.

Project-Specific Conclusions -- Implementation of the Project will result in no new impacts to scenic vistas. There are no designated scenic vistas that would be adversely affected by implementation of this Project and the Project site does not contain or propose any river crossings. The Project is viewed as a beneficial outcome in that it will help achieve planned redevelopment in the area, support increased pedestrian activity, and result in lighting and activity in the area which improves safety and enlivens the mixed use environment. Compliance with applicable policies and regulations, and mitigation measures MTP/SCS EIR MM AES-4 and AES-8 would mitigate project-level impacts to less-than-significant.

- b. **Damage to Scenic Resources:** WSP EIR -- The WSP EIR identified no impacts in this category. However, Impact 4.3-7 in Biological Resources analyzed impacts associated with the loss of trees due to development. This impact was found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.3-7. WSP EIR MM 4.3-7 is not applicable to the Project because it requires action by the City of West Sacramento, and not the Project applicant.

[REDACTED]

MTP/SCS EIR -- The MTP/SCS EIR identified no impacts in this category.

Project-Specific Conclusions -- Development of the Project will result in no new impacts to scenic resources. There are no designated scenic resources in the immediate area of the Project. There are no rock outcroppings or structures on the property. [REDACTED]. There are 13 mature London plane trees on Project site that would be removed as a part of the proposal. The removal of these trees is mitigated through project-specific compliance with [REDACTED] MM 3.11-5 and the City's Tree Preservation Ordinance (Chapter 8.24 of the City Code). Pursuant to the Tree Ordinance, removed trees will be replaced with new trees and other landscaping at the time of development of the subject parcel. Therefore, compliance with applicable policies and regulations, and mitigation measure [REDACTED] MM 3.11-5, would mitigate project-level impacts to less-than-significant.

- c. **Degradation of Visual Character/Quality:** WSP EIR -- The potential for impacts to visual character was analyzed in the WSP EIR (Impact 4.4-1) and found to be less-than-significant. The potential for impacts related to inconsistency with City goals and policies related to community character (Impact 4.4-4) was found to be less-than-significant. The EIR concluded that there would be no adverse project-specific effects on visual or community character with implementation of the WSP. The potential for impacts associated with cumulative intensification of urban land uses was addressed in WSP EIR Impact 4.4-7 and found to be less-than-significant. Therefore, no mitigation measures were required.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/EIR (Impact AES-4c) and found to be mitigated to a less-than-significant level for construction impacts assuming implementation of MTP/SCS EIR MM AES-8, MTP/SCS EIR MM AES-11, MTP/SCS EIR MM AES-12, and MTP/SCS EIR MM AES-13. With the exception of the portion of MTP/SCS EIR MM AES-12 relating to interchanges and transit lines, which is not applicable to the Project because the Project does not include or modify any interchanges or transit lines, all of these measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR concluded that the potential for operational impacts to visual character/quality (Impact AES-3) in this category would be partially mitigated assuming implementation of MTP/SCS EIR MM AES-6. With the exception of

Item 2, which is not applicable because the site has no important viewsheds, and Item 4, which is not applicable because the Project is not a “transportation system,” MTP/SCS EIR MM AES-6 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Development of the Project will result in no new impacts to visual character or quality of the site or surrounding area. The applicable long-range plans designate this area for redevelopment and the Project is consistent with those plans. The Project is proposed to be complementary to the planned [REDACTED] project to the north, and will undergo site plan and design review through the City’s established process. Compliance with site plan and design review requirements and incorporation of measures [REDACTED], [REDACTED], MTP/SCS EIR MM AES-6, MTP/SCS EIR MM AES-8, MTP/SCS EIR MM AES-11, MTP/SCS EIR MM AES-12 (with the exception of the portion relating to interchanges and transit lines because the Project does not include or modify any interchanges or transit lines), and MTP/SCS EIR MM AES-13 into the Project result in less-than-significant impacts to visual character and quality.

- d. **New Sources of Light and/or Glare:** WSP EIR -- The potential for impacts associated with glare from building materials was analyzed in the WSP EIR (Impact 4.4-5) and found to be potentially significant. Mitigation measure WSP EIR MM 4.4-5 directed that the WSP be modified to include design standards for glare applicable to all development in the WSP plan area, including the Project.

The potential for impacts associated with external lighting (Impact 4.4-6) was analyzed in the WSP EIR and found to be potentially significant. Mitigation measure WSP EIR MM 4.4-6 directed that the WSP be modified to include design standards for site and street lighting applicable to all development in the WSP plan area, including the Project. Those modifications were made and adopted as part of the final WSP. The potential for impacts from the Project therefore, is mitigated to a less-than-significant level, based on a demonstration of consistency with the adopted final WSP and applicable regulations.

[REDACTED]

[REDACTED]

MTP/SCS EIR -- The potential for impacts related to light, glare, and/or shadows was analyzed in the MTP/EIR (Impact AES-4a) and found to be mitigated to a less-than-significant level for construction impacts assuming implementation of MTP/SCS EIR MM AES-3 and MTP/SCS EIR MM AES-8. Both of these measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR concluded that the potential for operational impacts from light and glare (Impact AES-1a) would be mitigated by implementation of MTP/SCS EIR MM AES-1, MTP/SCS EIR MM AES-2, and MTP/SCS EIR MM AES-3. These measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR concluded that the potential for operational impacts from shadows (Impact AES-1b) would be less-than-significant. Therefore, no mitigation measures were required.

Project-Specific Conclusions -- Development of the Project would result in new sources of light, glare, and shadows in the area typical for an urban area. This Project is required to undergo site plan and design review pursuant to the City's established process. Site and building plans will be reviewed to ensure that lighting does not exceed specified height limits and is shielded from spill over onto adjoining properties or into the sky. Architectural materials and finishes will be reviewed to control glare. Compliance with site plan and design review and incorporation of mitigation measures

MTP/SCS EIR MM AES-1, MTP/SCS EIR MM AES-2, MTP/SCS EIR MM AES-3, and MTP/SCS EIR MM AES-8, into the Project results in a less-than-significant impact related to light, glare, and shadows.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

- MM 3.11-5
- MM 3.12-3
- MM 3.12-4

- MTP/SCS EIR MM AES-1
- MTP/SCS EIR MM AES-2
- MTP/SCS EIR MM AES-3
- MTP/SCS EIR MM AES-4
- MTP/SCS EIR MM AES-6 (Item 2 is not applicable because the site has no important viewsheds and Item 4 is not applicable because the Project is not a "transportation system")
- MTP/SCS EIR MM AES-8

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MTP/SCS EIR MM AES-11

MTP/SCS EIR MM AES-12 (The portion relating to interchanges and transit lines is not applicable because the Project does not include or modify any interchanges or transit lines)

MTP/SCS EIR MM AES-13

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FOREST RESOURCES.				
<i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	□	□	□	■
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	□	□	□	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	□	□	□	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	□	□	□	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	□	□	□	■

Discussion

There are no agricultural or forest resources on or adjoining the Project site. The area is a portion of the historic town of Washington founded in the mid-1800s. As such the area has been developed in various mixed urban uses for over 150 years. The State Department of Conservation Farmland Mapping and Monitoring Program (FMMP) data base identifies the area as “Urban and Built-up Land”.

a-e. **Convert Farmland, Conflict with Zoning for Agriculture or Forestland, or Convert Forest Land:** WSP EIR – The WSP EIR did not analyze these impacts because there are no agricultural or forest resources on or near the site. Therefore, no mitigation measures were required.



MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impacts AG-1 – AG-6) and found to be partially mitigated assuming implementation of MTP/SCS EIR MM AG-1 through MM AG-7. However, MTP/SCS EIR MM AG-1 through MM AG-7 are not applicable to the Project because there are no agricultural or forestry resources on or adjoining the Project site.

Project-Specific Conclusions – Implementation of the Project will result in no impacts to agriculture or forest land. Therefore there is no potential for impact in this category and mitigation measures are not required.

In summary the Project has no impact on agricultural and/or forestry resources. Therefore, no mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. <i>Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Yolo County is designated as non-attainment for ozone under both State and federal ambient air quality standards and non-attainment for respirable particulate matter (PM₁₀) under State air quality standards (see table below).

POLLUTANT	ATTAINMENT FOR FEDERAL STANDARD	ATTAINMENT FOR STATE STANDARD
Ozone	No/Severe	No/Serious
NOx	Yes	Yes
PM10	Yes	No
SOx	Yes	Yes
CO	Yes	Yes

The Yolo-Solano Air Quality Management District (YSAQMD) has identified the following applicable thresholds of significance for criteria air pollutants of concern:

POLLUTANT	THRESHOLD
NOx	10 tons/year
ROG	10 tons/year
PM ₁₀	80 lbs/day
CO	Violate a state ambient air quality standard for CO

The Project is a mixed-use four-story building of 120 multifamily units (120,000 sf) and 5,000 sf of small neighborhood retail. The Project was assessed for level of impact in accordance with the recommendations set forth in the *Handbook for Assessing and Mitigating Air Quality Impacts* (YSAQMD 2007). The Handbook provides methods for screening projects to determine whether a proposed project has the potential to exceed any District threshold of significance. Screening criteria are provided for operational ozone and PM10, CO, and localized air quality impacts including toxic air contaminants (TACs), odors and construction dust.

a. **Conflict With Air Quality Plans:** The following air quality plans are applicable to this Project:

- State Implementation Plan (SIP)
- 2009 8-Hour Ozone Attainment and Reasonable Further Progress Plan
- YSAQMD Air Quality Attainment Plans

WSP EIR – The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.6-5) and found to be less-than-significant. Therefore, no mitigation measures were required.



MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact AIR-1) and found to be less-than-significant at the regional level because: 1) forecasted emissions for ozone, PM10, and CO associated with the MTP/SCS will fall within the conformity budgets identified within applicable air quality plans for each milestone year; 2) the MTP/SCS supports continued reductions in criteria emissions from on-road mobile sources; and 3) the MTP/SCS does not conflict with local air district programs, and includes programs and strategies that complement and support the local air district programs. Therefore, no mitigation measures were required.

Project-Specific Conclusions – Project-specific construction emissions were modeled in URBEMIS 2007 Version 9.2.4 for the purposes of this analysis and found to be below the YSAQMD thresholds of significance for all emissions (see Attachment 6). Therefore, the Project's short term construction impacts in this category are less-than-significant. No mitigation measures are required.

With respect to Project specific operational emissions, the size and characteristics of the Project fall below the significance thresholds identified in the project screening table included on page 10 of the Yolo-Solano AQMD Handbook for Assessing and Mitigating Air Quality Impacts (adopted July 11, 2007). The table identifies the screening thresholds for low rise apartments, condominiums, and townhouse units as 390 units. The Project proposes 120 units which is 69 percent below the threshold. The table identifies the screening threshold for a "convenience" market (with gas pumps) as 16,500 square feet. The Project proposes 5,000 square feet of neighborhood retail (with no gas pumps) which is 39 percent below the threshold. The Handbook states on page 9: "...Projects falling considerably (i.e., more than 10%) under these sizes,

however, may be safely assumed to need no quantification of ozone precursor emissions; although other factors such as TACs, asbestos, and odors still need to be analyzed. In addition, emissions from construction activities are not accounted for in Table 2.” As such, the Project will have less-than-significant impacts in this category.

- b. **Violate Air Quality Standards:** WSP EIR – The potential for project-level impacts related to violation of air quality standards were analyzed in the WSP EIR (Impacts 4.6-1 through 4.6-3). WSP EIR Impacts 4.6-1 and 4.6-2 analyzed short-term construction impacts and were found to be significant and unavoidable, with partial mitigation achieved from implementation of WSP EIR MM 4.6-1 and 4.6-2. For the purposes of this analysis, Project-specific construction emissions were modeled and found to be below the YSAQMD thresholds of significance. Therefore the potential for impact in this category is less-than-significant for the Project. No mitigation measures from the WSP EIR are required.

WSP EIR Impact 4.6-3 analyzed long-term operational impacts and was found to be significant and unavoidable, with partial mitigation achieved from implementation of WSP EIR MM 4.6-3 (a) through (e). However, YSAQMD issued guidance in 2007 establishing impact significance thresholds for projects based on land use and size. As described further below, the Project does not exceed these thresholds and therefore the potential for impact in this category is less-than-significant. No mitigation measures from the WSP EIR are required.

[REDACTED]

[REDACTED] Impact 4.6-2 analyzed long-term operational impacts and was found to be significant and unavoidable, with partial mitigation achieved through implementation of [REDACTED] EIR MM 4.6-2. However, YSAQMD issued guidance in 2007 establishing impact significance thresholds for projects based on land use and size. As described further below, the Project does not exceed these thresholds and therefore the potential for impact in this category is less-than-significant. No mitigation measures from the [REDACTED] EIR are required.

[REDACTED] Impact 3.4-3 was found to be less-than-significant. Therefore, no mitigation measures were required.

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact AIR-2 and AIR-5a) and found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM AIR-1 and MTP/SCS EIR MM AIR-4. Impacts associated with long-term operational emissions (Impact AIR-2) were found to be less-than-significant assuming

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implementation of MTP/SCS EIR MM AIR-1. However, MTP/SCS EIR MM AIR-1 is not applicable to the Project because the Project falls below the thresholds identified in the Yolo-Solano AQMD project screening table for operational emissions.

Impacts associated with short-term construction emissions (Impact AIR-5a) were found to be less-than-significant assuming implementation of MTP/SCS EIR MM AIR-4. Project-specific construction emissions were modeled for the purposes of this analysis and found to be below the YSAQMD thresholds of significance for all emissions assuming implementation of the identified best management practices from MTP/SCS EIR MM AIR-4 for dust control. Based on advice from the YSAQMD (Matt Jones, pers. comm., July 6, 2012), the portions of MTP/SCS EIR MM AIR-4 that are applicable to the Project and can be feasibly implemented, are as follows:

- Water twice daily or cover inactive soil storage piles.
- Water twice daily all actively disturbed soil.
- Cover all trucks hauling soil, dirt sand or loose materials or alternatively, maintain two feet of freeboard space when hauling these materials.
- Plant vegetative ground cover in disturbed areas as soon as possible (if the area is not being paved).

These measures are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions – Project-specific construction emissions were modeled in URBEMIS 2007 Version 9.2.4 for the purposes of this analysis and found to be below the YSAQMD thresholds of significance for all emissions assuming implementation of the identified best management practices from MTP/SCS EIR MM AIR-4 for dust control (see Attachment 5). The Project's short term construction impacts in this category are less-than-significant. Therefore, no additional mitigation measures apply.

With respect to project-specific operational emissions, the size and characteristics of the Project fall well below the significance thresholds identified in the project screening table included on page 10 of the Yolo-Solano AQMD Handbook for Assessing and Mitigating Air Quality Impacts (adopted July 11, 2007). The table identifies the screening threshold for low rise apartments, condominiums, and townhouse units as 390 units. The Project proposes 120 units which is 69 percent below the threshold. The table identifies the screening threshold for a "convenience" market (with gas pumps) as 16,500 square feet. The Project proposes 5,000 square feet of neighborhood retail (with no gas pumps) which is 70 percent below the threshold. The Handbook states on page 9: "...Projects falling considerably (i.e., more than 10%) under these sizes, however, may be safely assumed to need no quantification of ozone precursor emissions; although other factors such as TACs, asbestos, and odors still need to be analyzed. In addition, emissions from construction activities are not

accounted for in Table 2.” As such, the Project will have less-than-significant impacts in this category.

- c. **Result in Cumulative Impacts:** WSP EIR -- WSP EIR Impact 4.6-4 addressed the potential for CO violations at intersection due to cumulative development. This impact was found to be less-than-significant. No mitigation measures were required.



MTP/SCS EIR – The entirety of the MTP/SCS EIR constituted a cumulative analysis. Air quality was addressed throughout Chapter 5 and in Chapter 19. Mitigation measures are discussed under sections 3.a, 3.b, 3.d and 3.e.

Project-Specific Conclusions -- Pursuant to PRC Section 21155.2(b)(1) where the lead agency determines that a cumulative effect has been adequately addressed and mitigated, that cumulative effect shall not be treated as cumulatively considerable for the purposes of preparing an SCEA. The WSP EIR, [REDACTED], and MTP/SCS EIR all addressed cumulative air quality impacts and identified feasible mitigation measures. The City of West Sacramento finds that cumulative air quality impacts have been fully addressed and mitigated by these prior EIRs, and therefore any contribution of the Project to cumulative conditions shall not be considered cumulatively considerable. No additional mitigation is required.

- d. **Expose Sensitive Receptors to Substantial Pollutant Concentrations:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED] – The potential for exposure of sensitive receptors to toxic air contaminants (TACs) was analyzed in the [REDACTED] (Impact 3.4-4) and found to be mitigated to less-than-significant levels assuming implementation of [REDACTED] MM 4.3-4. However, YSAQMD issued guidance in 2007 that housing and other facilities accommodating sensitive receptors in new development projects that are located more than the ARB recommended distances from specified TAC emitters are not considered to be at elevated risk for TAC exposure, and therefore, are not required to undergo further analysis. The Project site is not within ARB recommended minimum distances from these facilities and therefore, the potential for impact in this category is less-than-significant. No mitigation measures from the [REDACTED] apply.

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impacts AIR-3 and AIR-5b). Impact from exposure to operational TACs (Impact AIR-3) was found to be significant and unavoidable with partial mitigation achieved through implementation of MTP/SCS EIR MM AIR-2. However, because the Project is not located within ARB recommended minimum

distances from TAC sources, this impact is less-than-significant for the Project and MTP/SCS EIR MM AIR-2 is not applicable.

Impact from exposure to short-term construction TACs (Impact AIR-5b) was found to be less-than-significant assuming implementation of portions MTP/SCS EIR MM AIR-4. The YSAQMD has advised that portions of MTP/SCS EIR MM AIR-4 related to best management practices for dust control are applicable to the subject Project, whereas other controls/practices identified in this measure are not required because the Project falls below District thresholds for TAC impacts, as indicated below.

Project-Specific Conclusions – Housing and other facilities accommodating sensitive receptors in new development projects that are located more than the ARB recommended distances from any source category identified in the ARB *Air Quality and Land Use Handbook* (Table 1-1) are not considered to be at elevated risk (YSAQMD 2007) for impacts from TAC emissions. The Project site is located further than 500 feet from a freeway or urban roads with 100,000 vehicles/day, and is not within ARB recommended minimum distances from distribution centers, rail yards, ports, refineries, chrome platers, dry cleaners using perchloroethylene, or gasoline dispensing facilities. Therefore, the potential for impact in this category is less-than-significant. No mitigation measures are required.

- e. **Create Objectionable Odors:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impacts AIR-4 and Impact AIR-5c). Impacts from long-term objectionable odors (Impact AIR-4) were found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM AIR-3. YSAQMD provides a list of common types of facilities that are known producers of odors (YSAQMD 2007 Handbook, p. 14). The Project area is not located near any of these types of facilities, nor does the Project propose to include operations that would create objectionable odors. Therefore, MTP/SCS EIR MM AIR-3 is not applicable to the Project. Impacts from short-term construction odors (Impact AIR-5c) were found to be less-than-significant and no mitigation measures were required

Project-Specific Conclusions -- Odors that may emanate during construction would be short-term and typically do not result in objections from substantial numbers of people. These include occasional odors associated with operation of equipment and application of architectural finishes. Odors that may emanate from future residential uses are also unlikely to result in adverse impacts to substantial numbers of people. These may include odors associated with cooking, barbecuing, and regular home and yard maintenance.

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Odors can be an issue where residential uses interface with other uses. This could occur at the subject site where proposed mixed uses occur. For example, individual commercial uses likely to occupy the commercial space in this Project could include establishments that prepare and/or serve food such as a coffee house, bakery, restaurant, or other similar use. These uses may release odors associated with operation however these smells are rarely viewed as objectionable or adverse to substantial numbers of people. Therefore, the potential for impact from objectionable odors is less-than-significant; no mitigation is required.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

MTP/SCS EIR MM AIR-4 (The following best management practices for dust control: Water twice daily or cover inactive soil storage piles; Water twice daily all actively disturbed soil; Cover all trucks hauling soil, dirt sand or loose materials or alternatively, maintain two feet of freeboard space when hauling these materials; Plant vegetative ground cover in disturbed areas as soon as possible (if the area is not being paved)

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES.				
<i>Would the project:</i>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	■
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☐	■
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	■	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Discussion

The Project site is a 1.65 acre [redacted]. The site has been within and surrounded by an area of urban use for over 150 years and is poised for redevelopment as a part of ongoing and planned improvements in the area. There are no visible nests in the street trees. [redacted]

[redacted]

- a. **Impacts on Special Status Species:** WSP EIR – The potential for impacts related to candidate, sensitive, or special status species was analyzed in the WSP EIR (Impacts 4.3-1, 4.3-4, 4.3-5, 4.3-6, and 4.3-8). Impact 4.3-1 was found to be less-than-significant and no mitigation was required. The other impacts were found to be mitigated to a less-than-significant level assuming

implementation of WSP EIR MM 4.3-3 through 4.3-5. WSP EIR MM 4.3-3 and WSP EIR MM 4.3-5 are not applicable to the Project because no elderberry shrubs are located on the Project site and the Project site itself is not located along the riverfront. It is possible that the 13 mature London plane trees on the site could provide nesting habitat for Swainson's hawk during their breeding season (February 15 through September 15). WSP EIR MM 4.3-4 addresses this impact, is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. Impact 4.3-8 addresses cumulative impacts to biological resources and concludes that impacts will be reduced to less-than-significant levels with implementation of WSP EIR MM 4.3-2 through 4.3-5 some of which is applicable to the Project, as set forth herein.



MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impacts BIO-1a, BIO-1b and BIO-1c) and found to be partially mitigated assuming implementation of MTP/SCS EIR MM BIO-1, MTP/SCS EIR MM BIO-2 and MTP/SCS EIR MM BIO-3. Since the Project site contains no special-status plant or fish species, MTP/SCS EIR MM BIO-1 and MTP/SCS EIR MM BIO-3 are not applicable to the Project. It is possible that the 13 mature London plane trees on the site could provide nesting habitat for Swainson's hawk or other raptors during their breeding season (February 15 through September 15). MTP/SCS EIR MM BIO-2 addresses this impact, is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Development of the Project will result in no new impacts to candidate, sensitive, or special status species on or adjacent to the site. The 13 mature London plane trees on the site could provide nesting habitat for Swainson's hawk or other raptors during their breeding season. Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.3-4, [REDACTED], and MTP/SCS EIR MM BIO-2 would mitigate project-level impacts to less-than-significant.

- b. **Impacts on Riparian Habitat or other Sensitive Natural Communities:** WSP EIR – The potential for impacts related to riparian or other sensitive natural communities was analyzed in the WSP EIR (Impacts 4.3-2 and 4.3-3). WSP EIR Impacts 4.3-2 and 4.3-3 were found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.3-2 and WSP EIR MM 4.3-3. The riparian habitat identified in the Washington Specific Plan area is limited to

the existing embankments of the Sacramento River, which does not include the Project site. The Project site does not include, nor is it adjacent to riparian habitat. Therefore, WSP EIR MM 4.3-2 and WSP EIR MM 4.3-3 are not applicable to the Project. Impact 4.3-8 addresses cumulative impacts to biological resources and concludes that impacts will be reduced to less-than-significant levels with implementation of WSP EIR MM 4.3-2 through 4.3-5, some of which is applicable to the Project, as set forth herein.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impacts BIO-2a and BIO-2b) and found to be partially mitigated assuming implementation of MTP/SCS EIR MM BIO-4 and BIO-5. However, these mitigation measures are not applicable to the Project because the Project site contains no riparian habitat or oak woodlands.

Project-Specific Conclusions -- The Project site contains no riparian habitat or sensitive natural communities. Therefore, the potential for impact in this category is less-than-significant. No mitigation measures are required.

- c. **Impacts to Wetlands:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact BIO-3) and found to be partially mitigated assuming implementation of MTP/SCS EIR MM BIO-6. However, this mitigation measure is not applicable to the Project because the Project site contains no wetlands.

Project-Specific Conclusions -- The Project site [REDACTED] and contains no wetlands. Therefore, the potential for impact in this category is less-than-significant. No mitigation measures are required.

- d. **Impacts to Species Migration, Wildlife Corridors, or Wildlife Nursery Sites:** WSP EIR – The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.3-6). This impact was found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.3-3. The riparian habitat identified in the Washington Specific Plan area is limited to the existing embankments of the Sacramento River, which does not include the Project site. The Project site does not include, nor is it adjacent to, riparian habitat. Therefore, WSP EIR MM 4.3-2 and 4.3-3 are not applicable to the Project. Impact 4.3-8 addresses cumulative impacts to biological resources and concludes that impacts will be reduced to less-than-significant levels with

implementation of WSP EIR MM 4.3-2 through 4.3-5, some of which are applicable to the Project, as set forth herein.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact BIO-4) and found to be partially mitigated assuming implementation of MTP/SCS EIR MM BIO-7. However, this mitigation measure is not applicable to the Project because the Project site is not used for the movement of native resident or migratory fish or wildlife species, nor is it an established native resident or migratory wildlife corridor or native wildlife nursery site.

Project-Specific Conclusions -- The Project site is not used for species migration, as a wildlife corridor, or as a wildlife nursery site. Therefore, the Project has no impact in this category and no mitigation is required.

- e. **Conflict with Local Policies/Ordinances:** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.3-7). This impact was found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.3-7. WSP EIR MM 4.3-7 is not applicable to the Project because it requires action by the City of West Sacramento, and not the Project applicant.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact BIO-5) and found to be significant and unavoidable with partial mitigation achieved through implementation of MTP/SCS EIR MM BIO-8. While SACOG found the impact in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impact at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project. MTP/SCS EIR MM BIO-8 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project Specific Conclusions -- There are 13 mature London plane trees on Project site that would be removed as a part of the proposal. The removal of these trees is mitigated through project-specific compliance with [REDACTED]

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and the City’s Tree Preservation Ordinance (Chapter 8.24 of the City Code). Pursuant to the Tree Ordinance, removed trees will be replaced with new trees and other landscaping at the time of development of the subject parcel. Therefore, compliance with applicable policies and regulations, and mitigation measure [REDACTED] would mitigate project-level impacts to less-than-significant.

- f. **Conflict with an Adopted HCP/NCCP: WSP EIR** – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact BIO-6) and found to have a less-than-significant impact. No mitigation measures were required.

Project-Specific Conclusions -- Several counties in the region are in the process of developing countywide HCP/NCCP plans. There is also an HCP/NCCP under preparation for the Delta region. However, this Project site lies within the incorporated boundaries of the City of West Sacramento, in an area planned for urbanization, and not within an area identified for preservation by an HCP/NCCP. There is therefore no impact in this category.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.3-4

[REDACTED]

MTP/SCS EIR MM BIO-2

MTP/SCS EIR MM BIO-8

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	■	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	■	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	■	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	☐	■	☐	☐

Discussion

The Project area is included as part of the Town of Washington, originally mapped in 1849. Subsurface archaeological resources and historical structures are located throughout the WSP and RL planning areas where this Project is located. The Project area is vacant and therefore contains no historic structures. Because the Project is located on a [redacted] road right of way, the site has been subject to prior construction and excavation.

a. Impacts to historical resources: WSP EIR -- The potential for impacts to historic resources was analyzed in the WSP EIR (Impact 4.20-2 and 4.20-3). Impacts to above ground historic resources (Impact 4.20-2) were found to be less-than-significant and no mitigation measures were required. Impacts to unknown subsurface historic resources were identified as mitigated to less-than-significant levels through implementation of WSP EIR MM 4.20-3(a), (b), and (c). WSP EIR MM 4.20-3(a), (b), and (c) are applicable to the Project, and can be feasibly implemented, however, these measures are duplicative of [redacted] MM 3.13-3(a) and (b) (discussed under heading b. below) which is a more recent measure and would implement a more comprehensive mitigation protocol. As described below, the [redacted] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR Impact 4.20-4 addresses cumulative impacts to cultural resources and concludes that impacts are significant and unavoidable with partial mitigation achieved through implementation of WSP EIR MM 4.20-4, which requires that site work be halted if cultural resources are found in order to determine an appropriate course of action. While the WSP EIR concluded that the potential impact was significant and unavoidable, the WSP EIR analyzed the impact at a sufficient level of detail to enable a conclusion that, with respect to the Project, those effects will be mitigated by the site-specific measures set forth herein. WSP EIR 4.20-4 is similar to [redacted] MM 3.13-3(a) and (b) (discussed below) which is a more recent measure and would implement a more comprehensive

mitigation protocol. As described below, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR -- The potential for impacts to historic resources was analyzed in the MTP/SCS EIR (Impact CR-1) and found to be significant and unavoidable, with partial mitigation achieved through implementation of MTP/SCS EIR MM CR-1. However, MTP/SCS EIR MM CR-1 is not applicable to the Project as there are no known historical resources on the site. Mitigation for discovery of unknown subsurface historical resources is addressed in [REDACTED] and (b) which is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR also examined the potential for impact associated with eliminating important examples of major periods of California history and prehistory (Impact CR-5). This impact was identified as significant and unavoidable with partial mitigation achieved through implementation of mitigations measures MTP/SCS EIR MM CR-1 through CR-4. As noted above under subheading “a” MTP/SCS EIR MM CR-1 is not applicable to the Project as there are no known historical resources on the site. Mitigation measures MTP/SCS EIR MM CR-2, CR-3, and CR-4 are applicable as discussed below.

While SACOG found the impacts in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impacts at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project.

Project-Specific Conclusion -- Implementation of the Project will result in no new impacts to historic resources. The historic uses of the site and area were examined in the WSP EIR and [REDACTED] and no historic resources were identified. Mitigation for discovery of unknown subsurface historical resources is addressed in [REDACTED] MM 3.13-3(a) and (b). Compliance with applicable policies and regulations, and mitigation measure [REDACTED] MM 3.13-3(a) and (b) would mitigate project-level impacts to less-than-significant.

- b. **Impacts to archaeological resources:** WSP EIR – The potential for impacts to archeological resources was analyzed in the WSP EIR (Impact 4.20-3). No known archeological resources were identified on the site. Impacts to unknown subsurface archeological resources were identified as mitigated to less-than-

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significant levels through implementation of WSP EIR MM 4.20-3(a), (b), and (c). WSP EIR MM 4.20-3(a), (b), and (c) are applicable to the Project, and can be feasibly implemented, however these measures are duplicative of MM 3.13-3(a) and (b) (discussed below) which is a more recent measure that and would implement a more comprehensive mitigation protocol. As described below, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR Impact 4.20-4 addresses cumulative impacts to cultural resources and concludes that impacts are significant and unavoidable with partial mitigation achieved through implementation of WSP EIR MM 4.20-4 which requires that site work be halted if cultural resources are found in order to determine an appropriate course of action. WSP EIR 4.20-4 is similar to [REDACTED] MM 3.13-3(a) and (b) (discussed below) which is a more recent measure and would implement a more comprehensive mitigation protocol. While the WSP EIR concluded that the potential impact was significant and unavoidable, the WSP EIR analyzed the impact at a sufficient level of detail to enable a conclusion that, with respect to the Project, those effects will be mitigated by the site-specific measures set forth herein. As described below, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (Impact CR-2) and found to be significant and unavoidable with partial mitigation achieved through implementation of MTP/SCS EIR MM CR-2 and CR-3 relating to analysis and protection of known archeological resources. The Project site does not contain known archeological resources. MTP/SCS EIR MM CR-2 and CR-3 are applicable to the Project in the event of an unknown find, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The MTP/SCS EIR also examined the potential for impacts associated with eliminating important examples of major periods of California history and prehistory (Impact CR-5). This impact was identified as significant and unavoidable with partial mitigation achieved through implementation of mitigations measures MTP/SCS EIR MM CR-1 through CR-4. As noted herein MTP/SCS EIR MM CR-1 is not applicable to the Project as there are no known historical resources on the site. Mitigation measures MTP/SCS EIR MM CR-2, CR-3, and CR-4 are applicable and have been incorporated into this SCEA Initial Study as a requirement of the Project.

While SACOG found the impacts in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impacts at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project.

Project-Specific Conclusions -- Based on research and analysis prepared for the WSP EIR and the [REDACTED], the subject site does not have known archeological resources. Mitigation measures [REDACTED] MM 3.13-3(a) and (b) and MTP/SCS EIR MM CR-2 and CR-3 address the possibility of unknown finds and reduce the potential for impact at the Project level to less-than-significant. Compliance with applicable policies and regulations, and mitigation measures [REDACTED] 3.13-3(a) and (b) and MTP/SCS EIR MM CR-2 and CR-3, would mitigate project-level impacts to less-than-significant.

- c. **Impacts to paleontological resources:** WSP EIR – No impacts were identified in this category.

[REDACTED]

MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (Impact CR-3) and found to be significant and unavoidable with partial mitigation achieved through implementation of MTP/SCS EIR MM CR-4 relating to analysis and protection of known paleontological resources. While SACOG found the impact in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impact at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project.

The Project site does not contain known archeological resources. MTP/SCS EIR MM CR-4 is applicable to the Project in the event of an unknown find, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Based on research and analysis prepared for the WSP EIR and the [REDACTED], the subject site does not have known paleontological resources. Mitigation measure [REDACTED] MM 3.13-4 addresses the possibility of unknown finds and reduce the potential for impact at the Project level to less-than-significant. Compliance with applicable policies and regulations, and mitigation measure [REDACTED] MM 3.13-4, would mitigate project-level impacts to less-than-significant.

- d. **Impacts to human remains:** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.20-1) and found to be mitigated to less-than-significant levels through implementation of mitigation measure WSP EIR MM 4.20-1(a) and (b). These mitigation measures are applicable to the Project, can be feasibly implemented, however these measures

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are duplicative of [REDACTED] MM 3.13-3(a) and (b) (discussed above under subheading “a”) which is a more recent measure that and would implement a more comprehensive mitigation protocol. As described above, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR Impact 4.20-4 addresses cumulative impacts to cultural resources and concludes that impacts are significant and unavoidable with partial mitigation achieved through implementation of WSP EIR MM 4.20-4 which requires that site work be halted if cultural resources are found in order to determine an appropriate course of action. While the WSP EIR concluded that the potential impact was significant and unavoidable, the WSP EIR analyzed the impact at a sufficient level of detail to enable a conclusion that, with respect to the Project, those effects will be mitigated by the site-specific measures set forth herein. WSP EIR 4.20-4 is similar to [REDACTED] MM 3.13-3(a) and (b) (discussed below) which is a more recent measure and would implement a more comprehensive mitigation protocol. [REDACTED] MM 3.13-3(a) and (b) is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR -- The MTP/SCS EIR identified impacts in this category (CR-4) to be less-than-significant. The EIR concluded that there would be no impact in this area based on compliance with existing law (California Health and Safety Code, Section 7050.5) which addresses the issue. Therefore, no mitigation measures were required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.20-1(a) and (b) and [REDACTED] would mitigate project-level impacts to less-than-significant.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

[REDACTED]

- MTP/SCS EIR MM CR-2
- MTP/SCS EIR MM CR-3
- MTP/SCS EIR MM CR-4

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed site is located in the Sacramento Valley, immediately west of the Sacramento River in the City of West Sacramento. The site is situated in the Great Valley geomorphic province of California. The Sacramento Valley is underlain by an asymmetrical depression (formed by intersecting, downward sloping folds of bedrock) in which various sedimentary deposits have accumulated in a sequence of units (known as the Great Valley Sequence) for more than 100 million years. Formation of the Great Valley Sequence began with marine sediments from a receding ocean and was followed more recently by river deposits (alluvial deposits) washing down from the Sierra Nevada, Klamath Mountains, Cascade Range, and Coast Ranges. The materials underlying the Project site consist of Quaternary-aged (less than 10,000 years before present) levee and channel deposits associated with Sacramento River basin fluvial deposits. These deposits are a few hundred meters thick and are underlain by older alluvium, consisting of alternating layers of clay, silt, sand, and gravel up to a few

kilometers in depth. These units include the Riverbank and Modesto Formations (late Pleistocene). These formations are underlain by bedrock of the Great Valley Sequence.

West Sacramento is located on reclaimed land (i.e., riverside marshland drained by the early settlers for agriculture), is essentially flat, and is protected from seasonal flooding by levees along the Sacramento River and Yolo Bypass. Most of West Sacramento is 10–30 feet above mean sea level (amsl). Topography on the Project site is essentially flat or gently sloping. The surface elevation at the West Capitol Commons property is approximately 23 feet amsl; the terrain is level.

Soil properties can affect the construction and maintenance of roads, building foundations, and infrastructure. Among these properties are permeability, shrink-swell potential, water retention capacity, and corrosion potential. Soils at the Project site are Lang sandy loam (La) at the eastern approximately one quarter of the site and Sycamore silt loam (So) elsewhere. These soil types are characterized as having very slow surface runoff, moderate to rapid permeability, negligible to slight soil erosion hazard, and low to moderate shrink-swell potential.

Soil samples at the [REDACTED] site revealed a thin surface layer of gravel underlain by approximately 20 to 25 feet of loose compressible sand or silt throughout the site. These sands and silts are underlain by medium dense, poorly graded silty coarse sands to a depth of 50.5 feet (the maximum depth explored by Terrasearch).

The groundwater table at the site is shallow with free groundwater encountered at depths as shallow as 16-20 feet below existing grade

a. Expose people or structures to impacts from the following:

- i. **Earthquake:** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.18-4) and found to be mitigated to a less-than-significant level with implementation of mitigation measure WSP EIR MM 4.18-4 that requires development to comply with applicable seismic safety standards. WSP EIR MM 4.18-4 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. The potential for impacts from the Project therefore, is mitigated to a less-than-significant level.

[REDACTED]

MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (GEO-1a) and found to be less-than-significant. The EIR concluded that the MTP/SCS plan area experiences relatively low levels of seismic activity and projects are required by law to conform with the current seismic design provisions of the UBC and CBC, therefore no mitigation was required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure WSP EIR MM 4.18-4 would mitigate project-level impacts to less-than-significant.

- ii. **Strong seismic ground shaking:** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impacts 4.18-1) and found to be mitigated to a less-than-significant level with implementation of mitigation measure WSP EIR MM 4.18-1 which requires the preparation of site specific geotechnical studies. This mitigation measure is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.



MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (GEO-1b) and found to be less-than-significant. The EIR concluded that the MTP/SCS plan area experiences relatively low levels of seismic activity and projects are required by law to conform with the current seismic design provisions of the UBC and CBC, therefore no mitigation was required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.18-1 and [redacted] MM 3.8-1 would mitigate project-level impacts to less-than-significant.

- iii. **Seismic-related ground failure (e.g. liquefaction):** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.18-1) and found to be mitigated to a less-than-significant level with implementation of mitigation measure WSP EIR MM 4.18-1 which requires the preparation of site specific geotechnical studies. This mitigation measure is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.



MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/EIR (GEO-1c) and found to be less-than-significant. The EIR concluded that the MTP/SCS plan area experiences relatively low levels of seismic activity and projects are required by law to conform with the current seismic design provisions of the UBC and CBC, therefore no mitigation was required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.18-1 and [REDACTED] would mitigate project-level impacts to less-than-significant.

- iv. **Landslides:** WSP EIR -- The potential for impacts in this category was analyzed in the WSP EIR (Impact 4.18-4) and found to be mitigated to a less-than-significant level with implementation of mitigation measure WSP EIR MM 4.18-4 that requires development to comply with applicable seismic safety standards. WSP EIR MM 4.18-4 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. The potential for impacts from the Project therefore, is mitigated to a less-than-significant level.

[REDACTED].

MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (GEO-1d) and found to be less-than-significant. The EIR concluded that the MTP/SCS plan area experiences relatively low levels of seismic activity and projects are required by law to conform with the current seismic design provisions of the UBC and CBC, therefore no mitigation was required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.18-4 would mitigate project-level impacts to less-than-significant.

- b. **Result in substantial soil erosion or the loss of topsoil:** WSP EIR – No impacts were identified in this category.

[REDACTED].

MTP/SCS EIR –The potential for impacts related to soil erosion or the loss of topsoil was analyzed in the MTP/EIR (Impact GEO-2 and GEO-6) and found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM GEO-1 which requires erosion control measures. WSP EIR MM 4.18-4 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

The potential for impacts from the Project therefore, is mitigated to a less-than-significant level.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.18-4 would mitigate project-level impacts to less-than-significant.

- c. **Location on a geological unit or on soil that is unstable:** WSP EIR – No impacts were identified in this category.



MTP/SCS EIR –The potential for impacts in this category was analyzed in the MTP/EIR (Impact GEO-3) and found to be less-than-significant. Additionally, the MTP/SCS EIR analyzed potential impacts related to exacerbating land subsidence associated with groundwater use (Impact HYD-6) which was found to be less-than-significant with implementation of mitigation measures MTP/SCS EIR MM PS-1 which requires service capacity analysis and provider will-serve letters and MTP/SCS EIR MM HYD-6 which requires cooperative groundwater management agreements. MTP/SCS EIR MM PS-1 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. MTP/SCS EIR MM HYD-6 is not applicable because there are no groundwater resources below or near the Project site at risk of subsidence from overpumping.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures [redacted] MM 3-8.5 and MTP/SCS EIR MM PS-1 would mitigate project-level impacts to less-than-significant.

- d. **Location on expansive soils:** WSP EIR – The potential for impacts associated with expansive soils was analyzed in the WSP EIR (Impact 4.18-2) and found to be mitigated to a less-than-significant level with implementation of WSP EIR MM 4.18-1 which requires the preparation of site specific geotechnical studies. This mitigation measure is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Additionally, the WSP EIR (WSP 4.18-3) analyzed the impacts of development potentially encountering groundwater. This impact was found to be less-than-significant with implementation of WSP EIR MM 4.18-1 and WSP EIR MM 4.18-3 (b through e) which address dewatering. WSP EIR MM 4.18-1 and WSP EIR MM 4.18-3 (b through e) are applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.



MTP/SCS EIR – The potential for impacts related to locating on expansive soils and creating a substantial risk to life or property was analyzed in the MTP/EIR (Impact GEO-4) and found to be less-than-significant. The EIR concluded that this impact is largely addressed through the integration of geotechnical information in the planning and design process for projects, in accordance with standard industry practices and state-provided guidance, such as CGS Special Publication 117A and UBC and CBC requirements, therefore, no mitigation is required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.18-1, WSP EIR MM 4.18-3 (b through e), and [redacted] MM 3-8.1 would mitigate project-level impacts to less-than-significant.

- e. **Soils incapable of supporting septic systems:** WSP EIR – No impacts were identified in this category.



MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR (Impact GEO-5) and found to be less-than-significant. The EIR concluded that local jurisdictions have policies and implementation measures relevant to the use of septic tanks or alternative wastewater disposal where applicable and therefore, no mitigation is required.

Project-Specific Conclusions -- The Project does not propose septic tanks or the use of alternative wastewater disposal system. It will be connected to the City's sewer and water system.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

- WSP EIR MM 4.18-1
- WSP EIR MM 4.18-3b, c, d, e
- WSP EIR MM 4.18-4



MTP/SCS EIR MM PS-1



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The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The human-produced greenhouse gas (GHG) emissions responsible for adversely influencing the average temperature of the earth and contributing to global climate change, and their relative contribution to the problem, are carbon dioxide (CO2)(53 percent), methane (CH4)(17 percent), near-surface ozone (O3)(13 percent), nitrous oxide (N2O)(12 percent), and chlorofluorocarbons (CFCs)(5 percent).

The potential for impacts from GHG emissions was partially and indirectly analyzed in the WSP EIR and the [redacted] through the analysis of air quality emissions including carbon monoxide (CO), oxides of nitrogen (NOx), and ozone (via analysis of reactive organic gases or ROG and NOx), and through the analysis of energy use and conservation. At the time these documents were certified, this represented the state of the practice and reflected the concerns and standards of the time. More recently there has been extensive interest in direct GHG analysis, control, and reduction.

- a. **Generate Greenhouse Gas Emissions:** WSP EIR – The WSP EIR contains an analysis of impacts associated with energy use (Impacts 4.22-1, 4.22-2 and 4.22-3). WSP EIR Impacts 4.22-1 and 4.22-3 were found to be less-than-significant and required no mitigation. WSP EIR Impact 4.22-2, modification of electrical and natural gas delivery systems, was found to be less-than-significant assuming implementation of WSP EIR MM 4.22-2(a) addressing methods for minimizing electrical load from commercial land uses and 4.22-2(b) incorporating Title 24 requirements for residential development. These mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project.

[redacted]

MTP/SCS EIR -- The MTP/SCS EIR provides a summary of policy requirements and regulatory controls relevant to this issue, and provides an analysis of cumulative emissions of GHGs from all sources for the region in the sectors of Transportation, Electricity Generation, and Residential and Commercial uses. Energy use was analyzed in the MTP/SCS EIR in Impacts ENE-1, ENE-2, ENE-3, and ENE-4. Greenhouse gas emissions were analyzed in the MTP/SCS EIR

in Impacts ENE-5, ENE-6, and ENE-8. The MTP/SCS EIR determined impacts in these categories would be less-than-significant for projects in Centers and Corridor Communities which is the community type in which the subject Project lies. The MTP/SCS EIR concluded that implementation of land uses and transportation improvements consistent with the MTP/SCS will result in decreases in GHG emissions over time that achieve the applicable GHG reduction targets for the region, and are therefore integral for achieving State goals for reduction of GHG emissions required by the California Global Warming Solutions Act (AB 32, Statutes of 2006) and other relevant regulations. No mitigation measures were found to be necessary assuming consistency with the MTP/SCS, for a project within Centers and Corridor Communities.

Project-Specific Conclusions --- Compliance with applicable policies and regulations, and mitigation measures WSP EIR MM 4.22-2(a) and (b) would mitigate project-level impacts to less-than-significant. Furthermore, pursuant to PRC Section 21159.28(a) project-specific or cumulative global warming impacts from cars and light-duty truck trips generated by this Project are not required to be addressed in this SCEA.

- b. **Conflict with an Applicable Greenhouse Gas Emissions Reduction Plan, Policy or Regulation:** WSP EIR: The WSP EIR did not analyze this impact because it pre-dates the California Global Warming Solutions Act (AB 32, Statutes of 2006) and subsequent amendments to the CEQA Guidelines.



MTP/SCS EIR – The potential for conflict with applicable greenhouse gas emissions reduction plans, policies, or regulations, was analyzed in MTP/SCS EIR ENE-7 and found to be less-than-significant.

Project-Specific Conclusions -- Given the projected overall net decrease in GHG emissions as analyzed in the MTP/SCS EIR, and the Project's consistency with the MTP/SCS, the Project would not result in a conflict with the State's AB 32 goals nor other local plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions. This impact is considered less-than-significant.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.22-2(a, b)

The full text of these measures is provided in Attachment 5.



Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project</i>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	■	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	■
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	■	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Discussion

Previous uses on that site included two gas stations, several single-family residences, apartments, commercial businesses, bar/pool hall, and a grocery store (). Previous uses on adjoining property to the northeast include a gas station as well. All of these uses ended in the 1970's and 1980's. All known underground tanks have been removed and known soil contamination has been remediated.

- a. **Impacts from routine transport, use, or disposal of hazardous materials:**
WSP EIR – The WSP EIR analyzed impacts related to construction activities that could expose people to contaminated soil or groundwater (Impact 4.19-1) and found the impact to be mitigated to a less-than-significant level through implementation of mitigation measures WSP EIR MM 4.19-1(a-c). These measures require the City to determine whether the site needs investigation for the presence of hazardous materials in soil or groundwater (also known as an Environmental Site Assessment or ESA). Numerous ESAs were prepared subsequently as part of the [REDACTED], discussed below. These requirements have been satisfied and no issues were identified for the Project site. Impacts associated with adjoining sites have been remediated. The potential for impacts from the Project, therefore, is less than significant, based on prior compliance with requirements to prepare and implement ESAs.

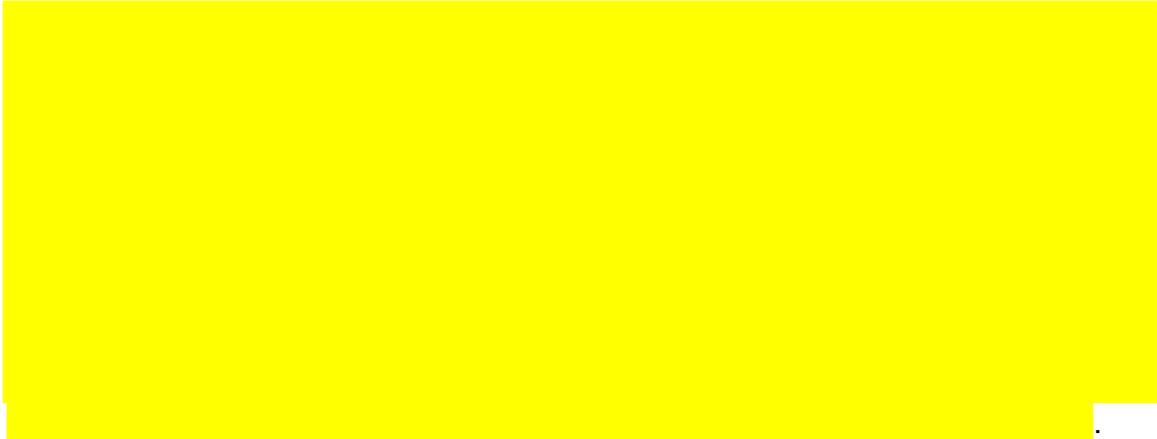
The WSP EIR analyzed the potential for impact related to development adjacent to un-remediated sites, which could expose people to hazardous materials (Impact 4.19-2). This was determined to be mitigated to a less-than-significant level based on implementation of mitigation measures WSP EIR MM 4.19-2a and 4.19-2b. These measures require that contractors coordinate with the City and other agencies prior to development for sites that are undergoing investigation or remediation. Because remediation has already occurred on adjoining sites and there is no known or suspected contamination on the subject site, these mitigations are not applicable to the project.

The WSP EIR analyzed impacts related to the demolition or renovation of buildings in the plan area that could expose people to contaminated building materials (Impact 4.19-4). This impact was found to be mitigated to less-than-significant levels through implementation of mitigation measures WSP EIR MM 4.19-4(a-c). However, the Project does not involve demolition or renovation of buildings, therefore this measure is not applicable. No mitigation is necessary.

The WSP EIR analyzed impacts related to the cumulative impacts from demolition or renovation of buildings in the plan area (Impact 4.19-7). This impact was found to be less-than-significant. No mitigation measures were required.

Additionally, the WSP EIR analyzed potential impacts related to microwave, radar, and radio interferences (Impact 4.21-1, 4.21-2, and 4.21-3). Impact 4.21-1 analyzed potential impacts from buildings with heights exceeding 250 feet intercepting the radar beam from the National Weather Service tower. This was determined to be less-than-significant. Impact 4.21-2 analyzed the potential for buildings greater than 180 feet in height to block communication between flood control agencies. This impact was mitigated to less-than-significant with implementation of WSP EIR MM 4.21-2, which requires coordination between affected agencies regarding communication links. Impact 4.21-3 analyzed the potential for buildings greater than 100 feet in height to affect safety communications in the City. This was determined to be less-than-significant with implementation of WSP EIR MM 4.21-3. Impact 4.21-4 analyzed the potential for new development to block National Weather Service communication and

determined the impact was less-than-significant with implementation of WSP EIR MM 4.21-4. Impact 4.21-5 analyzed the potential for development to cumulatively increase the number of high rise buildings that could block radar signals and determined the impact to be less-than-significant with implementation of WSP EIR MM 4.21-2 and -3. The Project proposes construction of a four-story mid-rise building that would not exceed 60 feet in height. Therefore, these impacts would not occur and the mitigations are not applicable.



MTP/SCS EIR -- The potential for impacts in this category was analyzed in the MTP/EIR and found to be less-than-significant (HAZ-1). The EIR concluded that projects that transport, use, or dispose of hazardous waste are subject to state and federal regulations for those activities and therefore no mitigation is required. Additionally, the potential for construction impacts to cause a hazard to the environment was analyzed in the MTP/SCS EIR (Impact HAZ-9) and found to be less-than-significant. Therefore, no mitigation was required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measures [redacted] 3.9-2 (a-e) would mitigate project-level impacts to less-than-significant.

- b. **Impacts from reasonably foreseeable upset/accident conditions involving hazardous materials:** WSP EIR -- The WSP EIR (Impact 4.19-3 and 4.19-7) analyzed the impact of fires, or explosions resulting in fires, affecting historic or old structures that contain hazardous materials and could pose a threat to public safety or the environment. This impact was found to be mitigated to a less-than-significant level with implementation of mitigation measures WSP EIR MM 4.19-3a and b. However the Project site has no buildings or structures and therefore no potential for this impact to occur. Mitigation measures are not required.



MTP/SCS EIR -- The potential for impacts creating significant hazard to the public or environment involving the release of hazardous materials was analyzed in the MTP/EIR and found to be less-than-significant (Impact HAZ-2a). The EIR concluded that possible adverse effects to the public or environment from these activities are addressed through regulations and monitoring by federal, state, and



local regulations and therefore no mitigation is required. The MTP/SCS EIR also analyzed impacts associated with the release of naturally occurring asbestos (NOA) (Impact HAZ-2b) and found the impact to be mitigated to less-than-significant levels with implementation of mitigation measure MTP/SCS EIR MM HAZ-1. However, the Project site is not in an area of NOA, therefore this measure is not applicable.

Project-Specific Conclusions – The Project would have no impacts in this category. No mitigations measures are required.

- c. **Hazardous materials/waste within one-quarter mile of an existing or proposed school:** WSP EIR -- The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/EIR (Impact HAZ-3) and found to be less-than-significant. The EIR concluded that because federal and state regulations control the handling of hazardous materials, and because state regulations control the siting of new schools, no mitigation is required.

Project-Specific Conclusions – The Project does not propose new schools or land uses that generate significant hazardous materials. Compliance with applicable policies and regulations would ensure that the Project would not have an impact in this category.

- d. **Impacts from development on a listed hazardous materials site:** WSP EIR – Potential impacts associated with development on potentially contaminated sites (Impact 4.19-5) was found to be significant and unavoidable, with partial mitigation achieved through implementation of mitigation measure WSP EIR MM 4.19-1(a-c). As noted above, these requirements have been satisfied and no issues were identified for the Project site. Impacts associated with adjoining sites have been remediated. The potential for impacts from the Project is less than significant, based on prior compliance with requirements to prepare and implement ESAs.

[REDACTED]

MTP/SCS EIR -- The MTP/EIR analyzed the potential for impacts related to locating on a site listed on state hazardous materials data bases (Impact HAZ-4).

This impact was identified and mitigated through implementation of measure MTP/SCS EIR MM HAZ-2. This mitigation measure was satisfied for the Project site as part of the [REDACTED], discussed above. No issues were identified for the Project site. Impacts associated with adjoining sites have been remediated. The potential for impacts from the Project is less than significant based on prior compliance with requirements to prepare and implement ESAs.

Project-Specific Conclusions -- Compliance with mitigation measure [REDACTED] MM 3.9-2 (a-e) would mitigate project-level impacts to less-than-significant.

- e. **Proximity to airports:** WSP EIR – No impacts were identified in this category.

[REDACTED].

MTP/SCS EIR -- The potential for impacts in this category were identified as less than significant (Impact HAZ-5). The EIR concluded that there are federal and state requirement that address development located near airports where applicable; therefore, no mitigation measures were necessary.

Project-Specific Conclusions -- The Project does not have impacts in this category as the Project is not within an airport land use plan area or within two miles of a public or public use airport.

- f. **Proximity to private airstrips:** WSP EIR – No impacts were identified in this category.

[REDACTED].

MTP/SCS EIR -- The potential for impacts in this category were identified as less than significant (Impact HAZ-6). The EIR concluded that there are federal and state requirement that address development located near airports where applicable; therefore, no mitigation measures were necessary.

Project-Specific Conclusions -- The Project does not have impacts in this category as the Project is not proximate to a private airstrip.

- g. **Impacts to adopted emergency response/evacuation plan:** WSP EIR – The potential for impacts to emergency response capabilities was analyzed as part of the WSP EIR (Impact 4.19-6) and found to be significant and unavoidable with partial mitigation achieved through compliance with WSP EIR MM 4.19-6, which requires coordination with other agencies regarding hazardous materials regulations. However, the Project does not contribute in any significant way to this impact because it proposes no significant hazardous materials generating uses or exposure. Furthermore, this mitigation measure requires action by the City and therefore, is not applicable to Project.

[REDACTED].

MTP/SCS EIR -- The potential for impacts related to interfering with an adopted emergency response or evacuation plan was analyzed in the MTP/EIR and found to be less than significant (Impact HAZ-7) in Center and Corridor Communities. The MTP/SCS EIR concluded that the infill nature of these projects would allow them to comply with existing emergency plans in place within each jurisdiction and therefore, that impact is less than significant and no mitigation is required.

Project-Specific Conclusions -- The potential for impacts from the Project in this category is less than significant. Mitigation measures are not required.

- h. **Risk from wildland fires:** WSP EIR – No impacts were identified in this category.

MTP/SCS EIR -- The MTP/SCS addressed this issue (Impact HAZ-8) and determined the potential for impacts related to exposing people or structures to a significant risk of loss, injury, or death involving wildlands was less-than-significant. The EIR concluded that this impact is largely addressed through applicable federal, state, and local codes and laws, and therefore, no mitigation is required.

Project-Specific Conclusions -- The Project is not located in an area of wildland fires. There is no impact in this category.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunamis, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed Project is located just west of the Sacramento River and north of the Deep Water Ship Channel. The Project site is located on a level alluvial plain of the Sacramento River system. Groundwater elevations in the Project area are relatively high and there is no predominant direction of flow because as the river rises and falls, the groundwater levels fluctuate and change the gradient. Groundwater quality is adequate for domestic and industrial uses, if treated.

- a. Violate any water quality standards or waste discharge requirements:** WSP EIR – The potential for impacts to water quality related to increased siltation and sedimentation was analyzed in the WSP EIR (Impact

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4.14-1, 4.14-2, 4.14-5, and 4.15-3). WSP EIR Impact 4.14-1 was found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.14-1 requiring compliance with the City's NPDES general permits. WSP EIR MM 4.14-1 is applicable to the Project, can be feasibly implemented, however they are duplicative of similar measures in the [REDACTED] which are discussed below. The [REDACTED] measures are more recent and up-to-date and would implement a more comprehensive mitigation protocol. As described below, the [REDACTED] MMs are incorporated into this SCEA Initial Study as a requirement of the Project.

Impact 4.14-2 was found to be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.14-2 requiring implementation of water quality BMPs through preparation of a stormwater management plan for the Project. This mitigation also requires hydro-geological analysis for the plan to ensure the effectiveness of the identified water quality control measures. WSP EIR MM 4.14-2 is applicable to the Project, can be feasibly implemented, however they are duplicative of similar measures in the [REDACTED] which are discussed below. The [REDACTED] measures are more recent and up-to-date and would implement a more comprehensive mitigation protocol. As described below, the [REDACTED] MMs are incorporated into this SCEA Initial Study as a requirement of the Project.

Impact 4.14-5 was found to be significant and unavoidable with partial mitigation achieved through implementation of mitigation measures 4.14-1, 4.14-2, 4.14-5(b-d). WSP EIR MM 4.14-1 and -2 are discussed above. WSP EIR MM 4.14-5(b-d) requires the City to take various steps related to state regulation of water quality. These actions have been subsequently satisfied by the City and are not required actions of the Project. Therefore, they are not applicable as Project-level mitigations.

Impact 4.15-3 was identified as less-than-significant. No mitigation measures were required.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact HYD-8) and found to less-than-significant.

Project-Specific Conclusions -- Surface water quality can be adversely affected by erosion during Project construction, or after the Project is completed, if urban contaminants in stormwater runoff are allowed to reach a receiving water. Construction activities disturbing one or more acres are required by the Central Valley Regional Water Quality Control Board (CVRWQCB) to obtain a General Construction Activity Stormwater Permit and a National Discharge Elimination

System (NPDES) permit. These permits are required to control both construction and operation activities that could adversely affect water quality. Permit applicants are required to prepare and retain at the construction site a Stormwater Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity, and to identify and implement controls where necessary.

Compliance with these requirements and with mitigation measure [REDACTED] MM 3.10-3 identified above would ensure that runoff during construction and occupation of the Project site does not substantially degrade water quality. Therefore, this is a less-than-significant impact.

- b. **Impacts to groundwater or recharge:** WSP EIR – No impacts were identified in this category. The City relies on surface water (from the Sacramento River) to meet municipal demand. WSP EIR Impact 4.14-3 analyzed the potential for impact from increased demands for treated water. This impact was found to be less-than-significant.

[REDACTED]

MTP/SCS EIR – The MTP/SCS EIR analyzed potential impacts related to exacerbating land subsidence associated with groundwater use (Impact HYD-6), which was found to be less-than-significant with implementation of mitigation measures MTP/SCS EIR MM PS-1, which requires service capacity analysis, consistency with service master plans, and provider will-serve letters and MTP/SCS EIR MM HYD-6, which requires cooperative groundwater management agreements. MTP/SCS EIR MM PS-1 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. MTP/SCS EIR MM HYD-6 is not applicable because there are no groundwater resources below or near the Project site at risk of subsidence from overpumping. Furthermore, the entire Project site has been covered with asphalt for over 50- years. Development as proposed would result in no net adverse change in impervious coverage.

Project-Specific Conclusions -- The site is a former road right-of-way and has been covered in asphalt for many years. There would be no adverse change in impervious coverage with the Project. Additionally the City does not utilize groundwater for municipal supply. Compliance with applicable policies, regulations, and mitigation measure MTP/SCS EIR MM PS-1 identified above would avoid impacts to groundwater and recharge. This impact is a less-than-significant at the Project level.

- c. **Impacts to drainage resulting in erosion/siltation:** WSP EIR – See discussion under subheading “a” above.



MTP/SCS EIR – Potential impacts in this category were analyzed in the MTP/SCS EIR (Impact HYD-2) and were found to be mitigated to a less-than-significant level with implementation of MTP/SCS EIR MM HYD-1, HYD-2, and GEO-1. These mitigation measures require acceptance of Project drainage into the municipal system, use of BMPs to treat the water, and erosion control through preparation of a project-specific SWPPP. These measures are applicable to the Project and can be feasibly implemented, however they are duplicative of the more specific requirements of the [REDACTED] discussed herein. The [REDACTED] measures implement a more comprehensive mitigation protocol. As described herein, the [REDACTED] MMs are incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure [REDACTED] MM 3.10-2 would mitigate project-level impacts to less-than-significant.

- d. **Impacts to drainage resulting in flooding:** WSP EIR – No impacts were identified in this category.



MTP/SCS EIR – See discussion of MTP/SCS EIR HYD-2 above.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure [REDACTED] MM 3.10-1 would mitigate project-level impacts to less-than-significant.

- e. **Impacts to drainage from runoff:** WSP EIR – The WSP EIR analyzed potential impacts related to increased rates of peak runoff as a result of implementation of the plan (Impact 4.17-1). This impact was found to be mitigated to less-than-significant upon implementation of WSP EIR MM 4.17-1. These modifications were made and adopted as part of the final WSP. The potential for impacts from the Project, therefore, is mitigated to less-than-significant based on a

demonstration of consistency with the adopted final WSP and applicable regulations.

[REDACTED]

MTP/SCS EIR – Impacts related to this category were analyzed in the MTP/SCS EIR (Impact HYD-1) and found to be less-than-significant. No mitigation measures were required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure WSP EIR MM 4.17-1 would mitigate project-level impacts to less-than-significant.

- f. **Substantially degrade water quality:** WSP EIR – See discussion of item “a” above.

[REDACTED]

MTP/SCS EIR – Impacts related to this category were analyzed in the MTP/SCS EIR (Impact HYD-7) and found to be less-than-significant.

Project-Specific Conclusions -- Surface water quality can be adversely affected by erosion during Project construction, or after the Project is completed, if urban contaminants in stormwater runoff are allowed to reach a receiving water (e.g. Putah Creek and/or Dry Creek). Construction activities disturbing one or more acres are required by the Central Valley Regional Water Quality Control Board (CVRWQCB) to obtain a General Construction Activity Stormwater Permit and a National Discharge Elimination System (NPDES) permit. These permits are required to control both construction and operation activities that could adversely affect water quality. Permit applicants are required to prepare and retain at the construction site a Stormwater Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity, and to identify and implement controls where necessary.

Compliance with these required permits and mitigation measure [REDACTED] MM 3.10-3 above would ensure that runoff during construction and occupation of the Project site does not substantially degrade water quality. Therefore, this is a less-than-significant impact.

- g. **Place housing within a 100-year flood hazard area:** WSP EIR – The potential for impacts related to development within the 100-year floodplain was analyzed

in the WSP EIR (Impact 4.17-2) and found to be less-than-significant. Additionally, impacts related to cumulative development resulting in an increase in the number of people exposed to flood hazard was analyzed in Impact 4.17-3 and was found to be less-than-significant. No mitigation measures were required.

[REDACTED]

MTP/SCS EIR – Impacts related to this category were analyzed in the MTP/SCS EIR (Impact HYD-3) and found to be mitigated to less-than-significant with implementation of MTP/SCS EIR MM HYD-4 which requires project-specific hydrology analysis to demonstrate compliance with flood control regulations. However, this mitigation measure is not applicable to the Project as the Project is located outside of the 100-year flood area. Based on the best available, [REDACTED]. Project specific – GP policies in place. Capture fees, assessment, sales tax, to build up funding for levy improvements. Not all certified.

Project-Specific Conclusions -- The site is shown on the FEMA Flood Insurance Rate Map (FIRM) Community Panels No. [REDACTED] (Revised January 19, 1995) as having 100-year flood protection. [REDACTED]

Consistency with the applicable flood hazard requirements related to the federal floodplain designation will ensure that impacts in this category are less-than-significant.

- h. **Place structures within a 100-year floodplain that would impede or redirect flood flows:** WSP EIR – See discussion above.

[REDACTED]

MTP/SCS EIR – See discussion above.

Project-Specific Conclusions: See discussion above.

- i. **Impacts from flooding:** WSP EIR – See discussion above.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact HYD-4) and found to be less-than-significant. No mitigation measures were required.

Project-Specific Conclusions – Flood risk to the Project site is addressed above.

- j. **Inundation by seiche, tsunami, or mudflow:** WSP EIR – No impacts were analyzed in this category.

[REDACTED]

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MTP/SCS EIR – The potential for impacts related to this category was analyzed in the MTP/SCS EIR (Impact HYD-5) and found to be less-than-significant.

Project-Specific Conclusions -- The Project area is not located near any bodies of water that would pose a seiche or tsunami hazard. In addition, there are no physical or geologic features that would produce a mudflow hazard. Therefore, no impact would occur.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.17-1



MTP/SCS EIR MM PS-1

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The Project area lies within an historically mixed use area of the City that has undergone significant redevelopment to residential and other urban uses over the last decade. The Project site is a 1.65 acre [REDACTED]

[REDACTED]

13 abandoned street trees (London plane) on the south side. The site has been within and surrounded by an area of urban use for over 150 years and is poised for redevelopment as a part of ongoing and planned improvements in the area.

[REDACTED]:

[REDACTED].

- a. **Physically divide an established community:** WSP EIR – Impacts related to development creating a substantial change in the existing physical land use patterns of the area were analyzed in the WSP EIR (Impact 4.1-1) and found to be less-than-significant. The WSP EIR also analyzed potential impacts resulting from incompatible land use developments on or adjacent to the plan area (Impact 4.1-3) and found the impact to be less-than-significant.

[REDACTED].

MTP/SCS EIR – No impacts were analyzed in this category.

Project-Specific Conclusions -- Construction of the Project is consistent with the land uses assumed the WSP, WSP EIR, [REDACTED], MTP/SCS, and MTP/SCS EIR. The proposal would fill in and connect existing parts of the planned community,

and would not divide an established community. Therefore, this impact is considered less-than-significant.

- b. **Conflict with any applicable land use plan for the purposes of avoiding or mitigating environmental effect:** WSP EIR – The WSP EIR analyzed differences between the land uses of the specific plan and the general plan (Impact 4.1-2) and found the impact to be less-than-significant. No mitigation measures were necessary.

[REDACTED]

MTP/SCS EIR – The MTP/SCS EIR analyzed consistency with SB 375 in Impact LU-1 and found the potential for impact to be less-than-significant based on a demonstration of consistency with the legislative requirements. No mitigation measures were necessary.

Project-Specific Conclusions -- Construction of the Project is consistent with the land uses assumed in the WSP, WSP EIR, and [REDACTED]. Therefore, no impact would occur.

- c. **Conflict with any applicable habitat conservation plan or natural community conservation plan:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS EIR (Impact BIO-6) and found to have a less-than-significant impact. No mitigation measures were required.

Project-Specific Conclusions -- Several counties in the region are in the process of developing countywide HCP/NCCP plans. There is also an HCP/NCCP under preparation for the Delta region. However, this Project site lies within the incorporated boundaries of the City of West Sacramento, in an area planned for urbanization and not within an area identified for preservation by an HCP/NCCP. There is no impact in this category.

In summary no mitigation relating to these land use impacts is required.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES.				
<i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	□	□	□	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	□	□	□	■

Discussion

This area is mapped as MRZ-3 by the California Department of Conservation, Division of Mines and Geology. However, the area was originally developed in 1849 as the Town of Washington, and it has been in urban use since that time. There is no history of mineral resource extraction in the area nor is such use planned for the future.

a,b Impacts to mineral resources: WSP EIR – No impacts were analyzed in this category.



MTP/SCS EIR – The potential for impacts related to this category was analyzed in the MTP/EIR (Impact GEO-6 through GEO-9). Impacts GEO-6, GEO-8, and GEO-9 were found to be less-than-significant and no mitigation measures were required. Impact GEO-7 was found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM GEO-3 which requires planning actions on behalf of the City to identify and preserves mineral resources. This mitigation measure applies to the City not the Project and therefore is not applicable. Furthermore, pursuant to state law, the City has undertaken such analysis in the General Plan, thus satisfying the measure.

Project-Specific Conclusions --The Project site has been developed and in urban use for over 100 years. Implementation of the Project is consistent with the historic use of the land and implements adopted land use plans. This Project would not result in new impacts related to mineral resources. There is no impact in this category.

In summary there are no impacts to mineral resources and no mitigation is required.



Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. <i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	■	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Discussion

Development of this Project will add noise during construction and will permanently add to ambient noise levels during operation; however, this site and the surrounding area have been planned for these land uses for decades. The site itself has been generating traffic noise for many years. Moreover, this is an area that has been in a variety of active land uses for approximately 150 years since the Town of Washington was originally founded.

- a. **Exposure to noise:** WSP EIR – The WSP EIR analyzed the potential for impacts in this category (Impact 4.7-2 through 4.7-4). General exposure to long-term operational noise was identified as less-than-significant (Impact 4.7-2) and no mitigation measures were required. Cumulative impacts from rail noise (Impact 4.7-3) and traffic noise (Impact 4.7-4) were identified as mitigated to less-than-significant levels with implementation of WSP EIR MM 4.7-3a and b which require the preparation of a noise study for residential uses and a requirement to achieve the City’s interior noise standards. This mitigation measure is applicable to the Project, can be feasibly implemented, however, it is duplicative of similar measures in the [redacted] which are discussed below. The [redacted] measures are more recent and up-to-date and would implement a more comprehensive mitigation protocol. As described below, the [redacted] MMs are incorporated into this SCEA Initial Study as a requirement of the Project.



MTP/SCS EIR – The potential for impacts related to this category was analyzed in the MTP/SCS EIR (Impact NOI-1) and found to be significant and unavoidable with partial mitigation achieved through implementation of mitigation measure MTP/SCS EIR NOI-1 which recommends preparation of a noise study and identification of specific actions and materials to reduce noise effects. While SACOG found the impact in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impact at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project. These measures are applicable to the Project and can be feasibly implemented, however they are duplicative of the more specific requirements of the [REDACTED] discussed above. The [REDACTED] measures implement a more comprehensive mitigation protocol. As described herein, the [REDACTED] MMs are incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions – In general, successful urban environments generate more noise than other areas. Compliance with applicable policies and

regulations, and mitigation measures [REDACTED] would mitigate project-level impacts to less-than-significant.

- b. **Exposure to groundborne vibration/noise:** WSP EIR – No impacts were analyzed in this category.

[REDACTED]

MTP/SCS EIR – The potential for impacts related to this category was analyzed in the MTP/EIR (Impact NOI-2) and found to be less-than-significant for land use projects. Mitigation measure MTP/SCS EIR NOI-2 was identified for rail projects. This mitigation measure is not applicable to this Project which does not have a rail component. No additional mitigation measures are necessary.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure [REDACTED] would mitigate project-level impacts to less-than-significant.

- c. **Increase in permanent ambient noise:** WSP EIR – See discussions of Impact 4.7-2 through 4.7-4 under subheading “a” above.

[REDACTED]

MTP/SCS EIR – See discussions of Impact NOI-1 under subheading “a” above.

Project-Specific Conclusions -- In general, successful urban environments generate more noise than other areas. Compliance with applicable policies and regulations, and mitigation measure [REDACTED] would mitigate project-level impacts to less-than-significant.

- d. **Temporary or periodic increase in ambient noise:** WSP EIR – Potential impacts related to temporary increases in noise as a result of construction of the Project were analyzed in the WSP EIR (Impact 4.7-1) and found to be mitigated to a less-than-significant level with implementation of WSP EIR MM 4.7-1 (a-c). These mitigation measures require limited hours for construction, construction noise reduction, and placement of noisy construction equipment away from noise sensitive uses when possible. This mitigation measure is applicable to the Project, can be feasibly implemented, however it is duplicative of the more specific requirements of [REDACTED] MM 3.5-1 discussed below. The [REDACTED] measure implements a more comprehensive mitigation protocol. As described below, the

mitigation measure is incorporated into this SCEA Initial Study as a requirement of the Project.



MTP/SCS EIR – Potential impacts related to short term construction noise was analyzed in the MTP/SCS EIR (Impact NOI-3) and found to be significant and unavoidable with partial mitigation achieved through implementation of mitigation measure MTP/SCS EIR MM NOI-3. While SACOG found the impact in this category significant and unavoidable, it did so because it lacks regulatory land use authority to require implementation of otherwise feasible mitigation measures. The MTP/SCS EIR provided analysis of the impact at a sufficient level of detail to enable the impacts to be mitigated or avoided by the site-specific mitigation measures that will be applied to the Project. This measure identifies requirements for construction noise reduction. This measure is applicable to the Project and can be feasibly implemented, however it is duplicative of the more specific requirements of MM 3.5-1 discussed above. The measure implements a more comprehensive mitigation protocol. As described herein MM 3.5-1 is incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- In general, successful urban environments generate more noise than other areas, and construction noise in areas of redevelopment are a reflection of successful implementation of land use goals. Construction impacts are short-term and acceptably controlled through the identified mitigation. Compliance with applicable policies and regulations, and mitigation measure MM 3.5-5 would mitigate project-level impacts to less-than-significant.

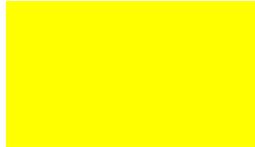
e.f **Exposure to airport/airstrip noise:** WSP EIR – No impacts were identified in this category.



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MTP/SCS EIR – No impacts were identified in this category.

Project-Specific Conclusions -- The nearest public airport is over two miles from the City and no part of the City falls within an airport land use plan. As a result, there is no potential for exposure to excessive air traffic noise, so no impact would occur.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:



The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a. **Induced growth:** Pursuant to Section 21159.28(a) Public Resources Code (PRC) this Project is not required to address growth inducing impacts.

b,c. **Displace existing housing and/or people:** WSP EIR – The WSP EIR analyzed population, employment, and housing in impacts WSP EIR 4.8-1, 4.8-2, 4.9-1, and 4.10-1 to 4.10-3. All impacts were identified as less-than-significant. No mitigation measures were required.



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MTP/SCS EIR – The MTP/SCS EIR addressed population, employment, and housing in impact POP-1. All impacts were identified as less-than-significant. No mitigation measures were required.

Project-Specific Conclusions -- The Project is on vacant land and does not displace any existing housing, therefore the potential for impacts is less-than-significant.

In summary no mitigation related to this impact is required.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or Performance objectives for any of the public services:</i>				
a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of West Sacramento Fire Department provides fire protection services to the City. Fire Station 44 provides first response service to the Project site. The General Plan identifies a staffing level of 1.5 firefighters to 1,000 population and has a response time goal of within 5 minutes for 95% of all calls. The City of West Sacramento Police Department provides police protection services. Desired staffing identified in the General Plan are 1.5 officers per 1,000 population and a target response time for 5 minutes for priority 1 calls. This City of West Sacramento is served by the Washington Unified School District, which is operating at near capacity for its schools. The City has several development requirements in place that apply uniformly throughout the City to mitigate for park and recreation impacts: Parks Master Plan, the City’s Park Impact Fee Program, and the Capital Improvement Program. Developers are required to dedicate land, dedicate improvements, and/or pay in-lieu fees pursuant to these requirements. The City’s desired ratio for parkland is of 5 acres per 1,000 people.

- a. **Fire protection:** WSP EIR – Potential impacts in this category were analyzed in the WSP EIR (Impact 4.13-1 and Impact 4.13-2) and found to be mitigated to a less-than-significant level with implementation of mitigation measures 4.13-1(a-d). These measures require the City to identify appropriate fire protection service levels, develop fair share funding mechanisms, use BMPs to reduce fire risk for structures within the parkway along the river, and ensure adequate and safe public access. With the exception of item “c” which does not apply because the Project does not propose any development within the parkway, these measures are applicable to the Project and can feasibly be implemented. However these measures are duplicative of [redacted] (discussed below) which are more recent measures that would implement a more comprehensive mitigation protocol. As described below, the [redacted] mitigation measures are incorporated



MTP/SCS EIR – Potential impacts to public services were analyzed in the MTP/SCS EIR (Impact PS-1 and PS-2). Impact PS-1 was found to be mitigated to less-than-significant levels with implementation of mitigation MTP/SCS EIR MM PS-1 which requires service capacity analysis, consistency with service master plans, and provider will-serve letters. This mitigation measure is applicable to the Project, can feasibly be implemented, and is hereby incorporated in this SCEA Initial Study as a requirement of the Project. Impact PS-2 was found to be less-than-significant.

Project-Specific Conclusions -- The Project could increase demand for fire protection services over existing levels by increasing the total amount of development, and number of residents, employees, and visitors within the City's service area. However, this increase in development is consistent with the planned future development for the area and would result in no new impacts beyond those examined in prior EIRs. Compliance with applicable policies and regulations, and mitigation measure [redacted] 3.6-1 and 3.6-2 and MTP/SCS EIR MM PS-1 will mitigate impacts in this category to a less-than-significant level.

- b. **Police protection:** WSP EIR – Potential impacts in this category were analyzed in the WSP EIR (Impact 4.12-1 and 4.12-2) and found to be mitigated to less-than-significant levels with implementation of WSP EIR MM 4.12-1(a-e). These measures require the City to determine appropriate police protection service levels, develop fair share funding mechanisms, incorporate features to reduce police service demands into design, provide private security for construction sites, provide access for security purposes, and ensure safe and adequate public access. Mitigation measures WSP EIR MM 4.12-1(a-e) are applicable to the Project and can feasibly be implemented. However these measures are duplicative of [redacted] MM 3.6-3 (discussed below) which is a more recent measure that would implement a more comprehensive mitigation protocol. As described below, the [redacted] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.





MTP/SCS EIR – See discussion of Impacts PS-1 and PS-2 under subheading “a” above.

Project-Specific Conclusions -- The Project could increase demand for police protection services over existing levels by increasing the total amount of development, and number of residents, employees, and visitors within the City’s service areas. However, this increase in development is consistent with the planned future development for the area and would result in no new impacts beyond those examined in prior EIRs. Compliance with applicable policies and regulations, and mitigation measure [REDACTED] 3.6-3 and MTP/SCS EIR MM PS-1 will mitigate impacts in this category to a less-than-significant level.

- c. **Schools:** WSP EIR – Potential impacts in this category were analyzed in the WSP EIR (Impact 4.11-1 and 4.11-3) and found to be mitigated to less-than-significant levels with implementation of WSP EIR MM 4.11-1 which requires coordination with the school district to ensure adequate facilities and execution of a school mitigation agreement. This mitigation measures is no longer enforceable due to changes in state law regarding school funding (see discussion below). Compliance with applicable policies and regulations, including state requirements for school fees, ensure the potential for impacts in this category will be less-than-significant.



MTP/SCS EIR – See discussion of Impacts PS-1 and PS-2 under subheading “a” above.

Project-Specific Conclusions – Local requirements for funding for schools and impacts for school facilities impacts are preempted by State law (Proposition 1A/SB 50, 1998, Government Code Section 65996) which governs the amount of fees that can be levied against new development. Payment of fees authorized by the statute is deemed “full and complete mitigation.” Under State law, all new development is required to pay applicable school fees. These fees are used to construct new schools. Because the amount of these fees is set forth in State law requirements, the potential for impacts to schools is considered by law to be a less-than-significant impact.

- d. **Parks:** WSP EIR – Potential impacts in this category were analyzed in the WSP EIR (Impact 4.2-1 through 4.2-4). Impacts 4.2-1 and 4.2-4 were found to be mitigated to a less-than-significant level with implementation of WSP EIR MM 4.2-1, which requires compliance with City requirements for land dedication and



fees. This mitigation measure is applicable to the Project and can feasibly be implemented. However these measures are duplicative of [REDACTED] MM 3.6-5 (discussed below) which is a more recent measure that would implement a more comprehensive mitigation protocol. As described below, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR – See discussion of Impacts PS-1 and PS-2 under subheading “a” above.

Project-Specific Conclusions -- The Project could increase demand for park and recreation services over existing levels by increasing the total amount of development, and number of residents, employees, and visitors within the City’s service areas. However, this increase in development is consistent with the planned future development for the area and would result in no new impacts beyond those examined in prior EIRs. Compliance with applicable policies and regulations, and mitigation measures [REDACTED] MM 3.6-5 and MTP/SCS EIR MM PS-1 will mitigate impacts in this category to a less-than-significant level.

Public facilities: WSP EIR – The WSP EIR analyzed impacts related to increased demand for childcare (Impacts 4.11-2 and 4.11-4) and found project-level impacts to be mitigated by mitigation measure WSP EIR 4.11-2 which requires compliance with City child care ordinances and regulations. Mitigation measure WSP EIR 4.11-2 is applicable to the Project, can feasibly be implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project. Cumulative child care impacts (Impact 4.11-4) were found to be less-than-significant. No mitigation measures were required.

The WSP EIR analyzed impacts related to library services (Impacts 4.23-1 and 4.23-3) and found the impact to be less-than-significant. No mitigation measures were required.

[REDACTED]

MTP/SCS EIR – See discussion of Impacts PS-1 and PS-2 under subheading “a” above.

Project-Specific Conclusions -- The Project could increase demand for public facilities over existing levels by increasing the total amount of development, and number of residents, employees, and visitors within the City’s service areas. However, this increase in development is consistent with the planned future

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development for the area and would result in no new impacts beyond those examined in prior EIRs. Compliance with applicable policies and regulations, and mitigation measures WSP EIR 4.11-2 and MTP/SCS EIR MM PS-1 will mitigate impacts in this category to a less-than-significant level.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.11-1



MTP/SCS EIR MM PS-1

The full text of these measures is provided in Attachment 5.



Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The City of West Sacramento Parks and Recreation Department provides recreation and leisure opportunities to the City with its park facilities and recreation programming. Recreation facilities in the area include River Walk Park, a 7.5 acre park located along the Sacramento River. The City has a desired ratio of 5 acres of parkland per 1,000 people. The City uses several methods to finance capital development of neighborhood, community, and regional parks. The predominant method is the Park Impact Fee Project, which collects funds from new development to mitigate the impacts of new residents, workers, and visitors on the City’s park and recreation services.

- a. a,b **Impacts to parks and recreation:** WSP EIR – Potential impacts in this category were analyzed in the WSP EIR (Impact 4.2-1 through 4.2-4). Impacts 4.2-1 and 4.2-4 were found to be mitigated to a less-than-significant level with implementation of WSP EIR MM 4.2-1, which requires compliance with City requirements for land dedication and fees. This mitigation measure is applicable to the Project and can feasibly be implemented. However these measures are duplicative of [REDACTED] 3.6-5 (discussed below) which is a more recent measure that would implement a more comprehensive mitigation protocol. As described below, the [REDACTED] mitigation measures are incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR – See discussion of Impacts PS-1 and PS-2 above.

Project-Specific Conclusions -- The Project could increase demand for park and recreation services over existing levels by increasing the total amount of

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development, and number of residents, employees, and visitors within the City's service areas. However, this increase in development is consistent with the planned future development for the area and would result in no new impacts beyond those examined in prior EIRs. Compliance with applicable policies and regulations, and mitigation measures [REDACTED] MM 3.6-5 and MTP/SCS EIR MM PS-1 will mitigate impacts in this category to a less-than-significant level.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

[REDACTED]

MTP/SCS EIR MM PS-1

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/CIRCULATION.				
<i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Project proposes 120 multifamily units (120,000 sf) and 10,000 sf of small neighborhood retail on 1.65 acres within the boundaries of the WSP [REDACTED]

Pursuant to PRC Section 21159.28(a) Project-specific and cumulative impacts on the regional transportation network from cars and light-duty truck trips generated by the Project are not required to be addressed. “Regional transportation network” is defined as all existing and proposed transportation system improvements, including the state transportation system but excluding local streets and roads, that were included in the transportation and air quality conformity modeling (including congestion modeling) for the MTP/SCS. The Project remains responsible for compliance with any conditions, exactions, or fees for the mitigation of the Project’s impacts on the structure, safety, or operations of the regional transportation network or local streets and roads.

Impacts to the circulation system: WSP EIR – The WSP EIR analyzed all potential impacts to the circulation system (Impacts 4.5-1 through 4.5-37) and found them to be either less-than-significant or mitigated to a less-than-significant level assuming implementation of mitigation measures WSP EIR MMs 4.5-1 through 4.5-33. With the exception of WSP EIR MM 4.5-2(a), 4.5-2(b) and 4.5-12/15, all WSP EIR mitigation measures for physical roadway impacts, daily traffic volumes and peak-hour intersection operations have been fully implemented or an equivalent mitigation measure has been implemented. WSP EIR MM 4.5-2(a) and 4.5-2(b) are not completed but planning studies have been conducted to evaluate multiple potential crossing facilities and locations. WSP EIR MM 4.5-2(d) pertains to the I Street Bridge and is not applicable to the Project. WSP EIR MM 4.5-12 is superseded by the ([REDACTED]). No additional WSP EIR mitigation measures apply.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/SCS (Impacts TRN-1, TRN-2, TRN-3 and TRN-4) and found to be less-than-significant for Centers and Corridor Communities, with no mitigation required.

Project-Specific Considerations – Compliance with applicable policies, regulations, and agreements, and mitigation measure [REDACTED] 3.3-6 will mitigate project-level impacts in this category to a less-than-significant level. These mitigation measures ensure that project-level impacts are fully mitigated.

- a. **Conflict with CMP:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The MTP/SCS EIR identified no impacts in this category.

Project-Specific Considerations – The Yolo County CMP was most recently updated by the Yolo County Transportation District (YCTD) in March 1996. Congestion management plans were one of the key requirements of voter approved transportation funding in June 1990. The purpose of these plans is to improve the planning and decision-making relationship between land use, transportation, and air quality. The Yolo County CMP sets LOS standards for roadway operations and transit operations in the County. The CMP enabled YCTD to work with jurisdictions in Yolo County to obtain both federal and local development funding toward roadway and transit improvements. YCTD is currently in the process of updating the Yolo County CMP. The update will include revisions to the LOS standards and more emphasis on the concept of “complete streets”. Compliance with the CMP, as mandated by state law, will ensure that project-level impacts are avoided.

- b. **Impacts to air traffic patterns:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The MTP/SCS EIR identified no impacts in this category.

Project-Specific Conclusions: The Project area is not located near an airport and it does not include any improvements to airports or change in air traffic patterns. The nearest public airport is over two miles from the City and no part of the City falls within an airport land use plan. The closest facility is the Sacramento Executive Airport approximately 7 miles away at Freeport Boulevard and 43rd Avenue in the City of Sacramento. No impact would occur.

- c. **Impacts due to design features or incompatible uses:** WSP EIR – The potential for impacts due to design features or incompatible uses (Impacts 4.5-36 and 4.5-37) was analyzed in the WSP EIR and found to be mitigated to less-than-significant based on compliance with WSP EIR MM 4.5-36 and WSP EIR MM 4.5-37. WSP EIR MM 4.5-36 is not applicable to the Project because the Project site is not adjacent to operating railroad lines. WSP EIR MM 4.5-37 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/EIR (Impacts TRN-5 and TRN-6) and found to be less-than-significant in Center and Corridor Communities and Transit Priority Areas. Construction impacts to the local area transportation system (Impact TRN-7) were found to be mitigated to a less-than-significant assuming implementation of MTP/SCS EIR MM TRN-3. It is the determination of the City that these measures will effectively mitigate for construction level impacts to a less-than-significant level. All measures listed in MTP/SCS EIR MM TRN-3 are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Compliance with all applicable policies and regulations, and mitigation measures WSP EIR MM 4.5-37 and MTP/SCS EIR MM TRN-3 would mitigate project-level impacts to less-than-significant.

- d. **Impacts to emergency access:** WSP EIR – The WSP EIR identified no impacts in this category.

[REDACTED]

MTP/SCS EIR – The MTP/SCS EIR identified no impacts in this category.

Project-Specific Conclusions -- All new roadway construction would be built according to adopted City standards and specifications and would satisfy requirements for emergency access. For this reason, the potential for inadequate emergency access would be less-than-significant.

- e. **Impacts to public transit, bicycle, or pedestrian facilities:** WSP EIR – The WSP EIR analyzed potential impacts to pedestrian and bicycle transportation (Impacts 4.5-35, 4.5-36, and 4.5-37). Impact 4.5-35 identified that the WSP would enhance conditions for pedestrian and bicycle riders through the plan area and would, therefore, result in a beneficial impact requiring no mitigation. Impacts 4.5-36 and 4.5-37 identified that potential impacts to pedestrian and bicycle movement through the plan area would be mitigated to a less-than-significant level assuming implementation of WSP EIR MM 4.5-36 and 4.5-37. WSP EIR MM 4.5-36 is not applicable to the Project because the Project site is not located adjacent to an operating railroad line. WSP EIR MM 4.5-37 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category was analyzed in the MTP/EIR (Impact TRN-5) and found to be less-than-significant. No mitigation is required.

Project-Specific Conclusions -- Compliance with all applicable policies and regulations, and mitigation measure WSP EIR MM 4.5-37 would mitigate project-level impacts to pedestrian and bicycle riders to less-than-significant.

The Project is a qualified transit priority project pursuant to the requirements of PRC Section 21155, which means, among other things, that it is consistent with the MTP/SCS and is proximate to transit. The design and location of this Project implements local and regional polices and plans related to sustainable community design, and is fully supportive of transit, bicycle, and pedestrian mobility. Therefore, this impact would be less-than-significant.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.5-37

[REDACTED]

MTP/SCS EIR MM TRN-3

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS.				
<i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The City has confirmed the availability of water and sewer capacity to serve this Project. Solid waste from the Project site will be collected by service providers under contract to the City and disposed of at the Yolo County Central Landfill, a 722-acre facility. The landfill has a capacity of 11 million tons with capacity for planned growth through 2025.

- a. **Exceed wastewater treatment requirements:** WSP EIR – The WSP EIR identified no impacts in this category.

MTP/SCS EIR – The potential for impacts to this category (Impact HYD-8) was analyzed in the MTP/SCS EIR and found to be less-than-significant at the regional and local level. Therefore, no mitigation measures were required.

Project Specific Conclusions -- The proposed Project would be required to connect to the City's sewage treatment plant for wastewater treatment. The City's plant is permitted by the State and must meet applicable water quality standards. Land uses proposed as part of the Project are consistent with long-range plans for the area and therefore assumed as part of future build-out for

which the plant is sized. For these reasons, this would be a less-than-significant impact.

- b. **Require new/expanded water or wastewater treatment facilities:** WSP EIR – The potential for impacts to water and wastewater facilities was analyzed in the WSP EIR (Impacts 4.14-3, 4.14-4, 4.14-6, 4.15-1 and 4.15-2. Impact 4.14-3 was found to be less-than-significant and therefore required no mitigation. Impacts 4.14-4, 4.14-6, 4.15-1 and 4.15-2 were found to be mitigated to a less-than-significant level based on compliance with WSP EIR MM 4.14-2, 4.14-4, 4.14-6, 4.15-1, and 4.15-2.

WSP EIR MM 4.14-2(a and b) require implementation of water quality BMPs through preparation of a stormwater management plan for the Project. This mitigation also requires hydro-geological analysis for the plan to ensure the effectiveness of the identified water quality control measures. These measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR MM 4.14-4(a and b) require fair share funding for off-site improvements to improve fire flow and design of water transmission facilities to meet City standards. These measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR MM 4.14-6(a, d, and e) require the use of BMPs for water use and landscape audits, installation of water-efficient plumbing, and implementation of water conservation measures. These measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR MM 4.14-6(c) implements WSP EIR MM 4.14-2 above. WSP EIR MM 4.14-6(b and f) require action by the City of West Sacramento and are therefore not applicable to the Project.

WSP EIR MM 4.15-1(a) and (b) which requires a determination that adequate capacity exists in the City's sewage collection system to serve the Project, that the Project will pay its fair share for sewer infrastructure, and that the sewer collection system be designed to meet City standards for minimization of infiltration and inflow. These measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR MM 4.15-2 implements WSP EIR MM 4.15-1 above.



[REDACTED]

MTP/SCS EIR – The potential for impacts in this category (Impacts USS-2 and USS-3) was analyzed in the MTP/SCS EIR and found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM PS-1 and MM USS-3. MTP/SCS EIR MM PS-1 requires service capacity analysis, consistency with service master plans, and provider will-serve letters. This mitigation measure is applicable to the Project, can feasibly be implemented, and is hereby incorporated in this SCEA Initial Study as a requirement of the Project.

MTP/SCS EIR MM USS-3 is not applicable to the Project because no new water or wastewater treatment facilities will be required as a result of the Project.

Project-Specific Conclusions -- The City has confirmed the availability of capacity to serve this Project. Compliance with City code and the mitigation measures WSP EIR MM 4.14-2(a and b), WSP EIR MM 4.14-4(a and b), WSP EIR MM 4.14-6(a, d, and e), and MTP/SCS EIR MM PS-1 will ensure that project-specific impacts related to construction or expansion of water or wastewater treatment facilities are less-than-significant impact. The City has confirmed the availability of capacity to serve this Project.

- c. **Require new/expanded stormwater drainage facilities:** WSP EIR – The WSP EIR analyzed potential impacts related to increased rates of peak runoff as a result of implementation of the plan (Impact 4.17-1). This impact was found to be mitigated to less-than-significant upon implementation of WSP EIR MM 4.17-1. These modifications were made and adopted as part of the final WSP. The potential for impacts from the Project, therefore, is less-than-significant based on a demonstration of consistency with the adopted final WSP and applicable regulations.

[REDACTED]

MTP/SCS EIR – Impacts related to this category were analyzed in the MTP/SCS EIR (Impact HYD-1) and found to be less-than-significant. No mitigation measures were required.

Project-Specific Conclusions -- Compliance with applicable policies and regulations, and mitigation measure WSP EIR MM 4.17-1 would mitigate project-level impacts to less-than-significant.

- d. **Water supply capacity:** WSP EIR – The potential for impacts to water supply (Impacts 4.14-3 and 4.14-6) was analyzed in the WSP EIR. Impact 4.14-3 was found to be less-than-significant and therefore requires no mitigation. Impact 4.14-6 was found to be mitigated to a less-than-significant level based on compliance with WSP EIR MM 4.14-6(a-f). These measures are discussed above.

[REDACTED]

MTP/SCS EIR – The potential for impacts in this category (Impact USS-1) was analyzed in the MTP/SCS EIR and found to be mitigated to a less-than-significant level assuming implementation of MTP/SCS EIR MM PS-1 discussed above. MTP/SCS EIR MM PS-1 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

Project-Specific Conclusions -- Development resulting from the proposed Project would be served by the City's municipal water supply which relies on surface water from the Sacramento River. This development would result in no new impacts to water supply and availability beyond those already anticipated in the WSP and Plan. MTP/SCS EIR MM PS-1 requires adequate capacity to be documented in the form of a capacity analysis or provider will-serve letter, which is City requirement as well. Compliance with City code and the mitigation measures EIR MM 4.14-6(a, d, and e) and MTP/SCS EIR MM PS-1 will ensure that project-specific impacts related to construction or expansion of water or wastewater treatment facilities are less-than-significant.

- e. **Wastewater treatment capacity:** WSP EIR – See discussion of item “b” above.

[REDACTED]

MTP/SCS EIR – See discussion under subheading “b” above.

Project-Specific Conclusions -- The City has confirmed the availability of capacity to serve this Project. Compliance with City code and the mitigation measures WSP EIR MM 4.14-2(a and b), WSP EIR MM 4.14-4(a and b), WSP EIR MM 4.14-6(a, d, and e), and MTP/SCS EIR MM PS-1 will ensure that project-specific impacts related to construction or expansion of water or wastewater treatment facilities are less-than-significant impact. The City has confirmed the availability of capacity to serve this Project.

f,g. **Landfill capacity:** WSP EIR – The potential for impacts in this category was analyzed in the WSP EIR (Impacts 4.15-4, 4.16-1 and 4.16-2). Impact 4.15-4 was found to be less-than-significant. Impact 4.16-1 and 4.16-2 were found to be less-than-significant assuming implementation of WSP EIR MM 4.16-1 and WSP EIR MM 4.16-2. Mitigation measure WSP EIR MM 4.16-1 requires compliance with solid waste reduction measures. WSP EIR MM 4.16-1 is applicable to the Project, can be feasibly implemented, and is hereby incorporated into this SCEA Initial Study as a requirement of the Project.

WSP EIR MM 4.16-2 is not applicable to the Project because it is focused on required actions by the City of West Sacramento, and not the Project applicant.

MTP/SCS EIR – The MTP/SCS EIR identified no impacts in this category.

Project-Specific Conclusions -- Solid waste from the Project site will be collected by service providers under contract to the City and disposed of at the Yolo County Central Landfill, a 722-acre facility. The landfill has a capacity of 11 million tons with capacity for planned growth through 2025. Build-out of the WSP is part of the planned growth for which the landfill has been sized and therefore solid waste generated as a result of this Project would not have unanticipated impacts on the life of the landfill. This impact is considered less-than-significant.

In summary the following mitigation measures are applicable to the Project, can be feasibly implemented, and are hereby incorporated into the SCEA Initial Study as requirements of the Project:

WSP EIR MM 4.14-2(a, b),
WSP EIR MM 4.14-4(a, b)
WSP EIR MM 4.14-6(a, d, e)
WSP EIR MM 4.17-1
MTP/SCS EIR MM PS-1

The full text of these measures is provided in Attachment 5.

Issues	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	■	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

a,c The full range of impacts from this Project were anticipated and examined in the WSP EIR, the [redacted], and the MTP/SCS EIR which are summarized herein. Applicable mitigation measures from these documents have been incorporated into this SCEA Initial Study as a requirement of the Project. All project-specific impacts have been fully mitigated.

Pursuant to Section 21155.2 of the PRC, this SCEA Initial Study: 1) incorporates all feasible mitigation measures, performance standards, or criteria set forth in the prior applicable environmental impact reports, including the MTP/SCS EIR, and adopted in findings made pursuant to Section 21081; and 2) contains measures that either avoid or mitigate to a level of insignificance all potentially significant or significant effects of the Project required to be identified in this initial study.

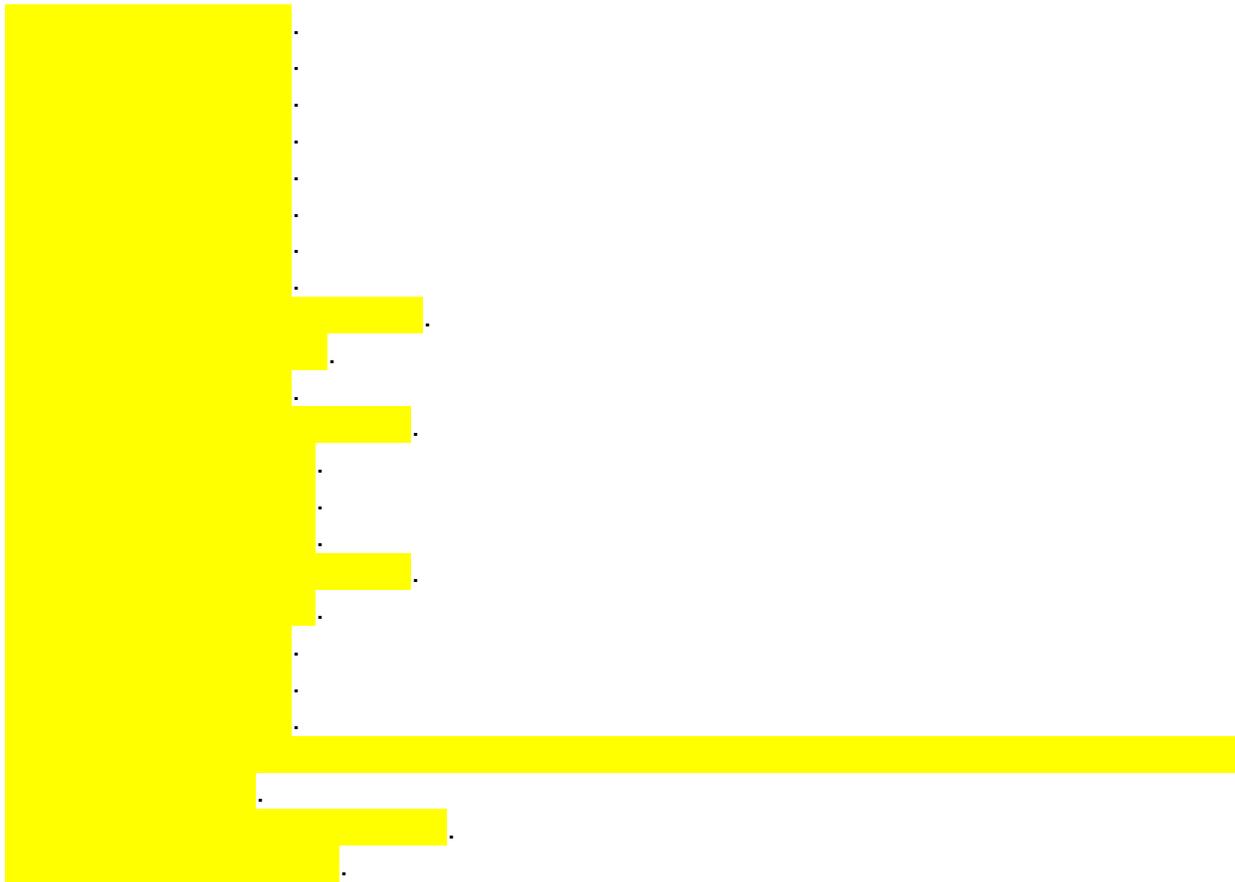
b. Cumulative impacts were fully addressed and mitigated in the WSP EIR, [redacted], and MTP/SCS EIR. Pursuant to PRC Section 21155.2(b)(1) where the lead agency determines that a cumulative effect has been adequately addressed and mitigated, that cumulative effect shall not be treated as cumulatively considerable for the purposes of preparing an SCEA. Because the, WSP EIR, [redacted], and MTP/SCS EIR fully addressed cumulative effects, the Project’s contribution to these impacts is less-than-significant.

ATTACHMENTS:

- Exhibit 1, Vicinity Map
- Exhibit 2, Project Site
- Exhibit 3, Determination of MTP/SCS Consistency
- Exhibit 4, TPA Proximity
- Exhibit 5, Applicable Mitigation Measures
- Exhibit 6, YSAQMD URBEMIS Report

SAMPLE SCEA – VERSION July 19, 2013
Summary of Mitigation Measures

- WSP EIR MM 4.3-4
- WSP EIR MM 4.5-37
- WSP EIR MM 4.11-1
- WSP EIR MM 4.14-2(a and b),
- WSP EIR MM 4.14-4(a and b)
- WSP EIR MM 4.14-6(a, d, and e)
- WSP EIR MM 4.17-1
- WSP EIR MM 4.18-1
- WSP EIR MM 4.18-3(b, c, d, e)
- WSP EIR MM 4.18-4
- WSP EIR MM 4.22-2(a, b)



- MTP/SCS EIR MM AES-1
- MTP/SCS EIR MM AES-2
- MTP/SCS EIR MM AES-3
- MTP/SCS EIR MM AES-4
- MTP/SCS EIR MM AES-6 (Item 2 is not applicable because the site has no important viewsheds and Item 4 is not applicable because the Project is not a “transportation system”)
- MTP/SCS EIR MM AES-8
- MTP/SCS EIR MM AES-11
- MTP/SCS EIR MM AES-12 (The portion relating to interchanges and transit lines is not applicable because the Project does not include or modify any interchanges or transit lines)

SAMPLE SCEA – VERSION July 19, 2013

MTP/SCS EIR MM AES-13

MTP/SCS EIR MM AIR-4 (The following best management practices for dust control: Water twice daily or cover inactive soil storage piles; Water twice daily all actively disturbed soil; Cover all trucks hauling soil, dirt sand or loose materials or alternatively, maintain two feet of freeboard space when hauling these materials; Plant vegetative ground cover in disturbed areas as soon as possible (if the area is not being paved)

MTP/SCS EIR MM BIO-2

MTP/SCS EIR MM BIO-8

MTP/SCS EIR MM CR-2

MTP/SCS EIR MM CR-3

MTP/SCS EIR MM CR-4

MTP/SCS EIR MM PS-1

MTP/SCS EIR MM TRN-3